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THE BERKELEY MASTER PLAN HOUSING ELEMENT

DRAFT

1984



HOUSING ELEMENT
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EXECUTIVE SUMMARY

Introduction

In 1984 Berkeley's housing goal for its residents of decent and affordable housing in pleasant neighborhoods remains illusive. Between 1970 and 1980 Berkeley saw a 24% drop in its Black population and a 17% drop in the number of families with children. In 1980 over 32% of all Berkeley households paid over 35% of their incomes for housing. These conditions demonstrate how challenging housing needs are for a City committed to maintaining its diversity of families, races, age groups, incomes and life styles.

Berkeley adopted its first Housing Element in 1977. It is now time to re-access the City's needs and resources, evaluate progress in meeting previous goals and design a new five year program for the 1980's.

Problem Analysis

The housing problems in Berkeley are essentially the same as those found in 1977. What has changed is the magnitude of these problems and the social and economic context in which they occur.

An integral part of Berkeley's unique character is its diverse population. To perpetuate this diversity, affordable housing must be available for those who live here now and those who choose or need to live here in the future. Regional growth has increased the demand for Berkeley housing. Its already low vacancy rate declined 30% between 1970 and 1980 to 2.4%. At the same time, all housing costs -- for land, construction, utilities, interest and rent -- are rising throughout the region. This combination of high demand and rising costs made it increasingly difficult for low and moderate income households to live here. The result between 1970 and 1980 has been a reduction in the number of low and moderate income families and a 40% drop in moderate income Black families. Of households with incomes under \$10,000 per year, almost 80% of renter households and 75% of owner households pay more than 35% of their income for housing.

With little undeveloped land, Berkeley must rely on its existing housing to meet most needs. Maintenance of this housing is essential. Berkeley, between 1970 and 1980, reduced its substandard housing by one-third. Still, more than 2000 substandard units remain; these units are occupied by over 7,000 persons with an average household size of 4.4. Estimates of rehabilitation needs indicate that the number of standard units in need of repair exceeds the number of substandard units. At current rates, units are deteriorating more rapidly than they are being rehabilitated; 475 units are being added to the stock of deteriorated housing each year.

With the high demand for housing, some expansion of the housing stock is essential to increase its vacancy rate and to accomodate some of the region's growth. Vacant parcels in the hill areas are becoming scarcer and more costly to develop. Residential neighborhoods need protection from inappropriate development. Some opportunities do exist on surplus publicly owned sites and sites suitable for housing mixed use development in commercial areas. Finally, some locations may be able to accomodate additional units on already developed housing sites.

Berkeley has various populations with special needs. The elderly who comprise over 10% of the population and often have low income and physical limitations that inhibit their ability to find and maintain housing. Common problems are faced by the disabled who may also need housing designed to accommodate their limitations. Berkeley, like the region, has experienced a growth in single-parent households. These households are hard pressed in a time when two incomes are the norm to find affordable housing that accommodates the needs of children and is accessible to schools, child care, employment and recreation. An ongoing, and growing, demand for housing comes from the student population at the University of California which has reached 31,000. Students are typically single, want to live near the campus and live in Berkeley for a relatively short period of time. This group still must rely on the private market (in Berkeley and neighboring communities) for most housing. Discrimination continues to be a problem. While Berkeley has aggressively worked to support equal access to housing, statistics demonstrate that some groups are finding it increasingly difficult to obtain housing here.

Berkeley remains committed to public participation in housing decisions. This commitment is based upon the belief that those who need and occupy housing are uniquely sensitive to the potential effects of policies, programs and projects on their housing needs and neighborhoods. To inform residents of issues under discussion and to get effective participation at the time policies and standards are being developed is a difficult goal to realize.

Existing and Projected Housing Needs

Berkeley's greatest need is for affordable housing. 42% of Berkeley's renters (about 11,700 households) and 13% of its homeowners (2,200) pay more than 35% of their income for shelter. The next major need is for sound housing. Berkeley's housing must be continually maintained if it is expected to meet present and future needs. The City estimates that 16,835 units are in need of rehabilitation. If current levels of rehabilitation are not accelerated, the number could increase. On-going maintenance is cost-effective and supports the objective of affordable housing.

Berkeley needs to expand its housing stock for two reasons. First, the City's low vacancy rate is driving up costs, discouraging needed maintenance and inhibiting the ability of residents and persons who need to live here from finding housing that meets current needs. Second, Berkeley needs to accommodate its share of regional growth. The Association of Bay Area Governments recognizes the constraints on Berkeley's ability to build new housing and its allocation of 1611 units between 1980 and 1990 is correspondingly modest, but essential.

Finally, there are individuals and households with special needs. For example, many of Berkeley's 11,132 elderly have limited mobility and may need units for the disabled. In addition Berkeley has an estimated 1,500 physically disabled younger persons. Single parent households (3,584) need a combination of adequate space, convenient schools and public facilities, transportation to work locations and reliable affordable child care. Students need proximity to campus and low cost. Their high level of mobility further complicates their housing problems. Enrollment in 1984 reach 31,000.

Resources and Constraints

A variety of factors affect the capacity, the private market, City of Berkeley and other public agencies to Berkeley's housing needs, separately or cooperatively. Constraints include:

- Berkeley's low vacancy rate
- The large number of lower income households
- The small number of sites for additional housing
- Relatively high density in many residential areas and a number of environmentally sensitive areas which inhibit the acceptability of additional units in developed neighborhoods
- High prices throughout the region in conjunction with chronic high interest rates
- Diminishing federal and state financial support for housing programs

Resources include:

- Extensive experience in housing programs and a capacity to explore and test innovative approaches
- Regulations which protect the quality of Berkeley neighborhoods and their historic resources and promote energy efficiency
- Controls on rent, condominium conversion and demolition to keep rental housing available and affordable
- Protection against discrimination and services to help persons assert their rights
- Infrastructure to accomodate some growth of Berkeley's residential areas

Goals and Policies

Based upon the overall goals of the Master Plan, analysis of housing problems and in the context of identified goals and constraints, the following goals are established:

1. Berkeley residents should have access to decent housing in pleasant neighborhoods which meet standards of adequacy at a range of prices they can afford.
2. Existing housing should be maintained, improved and fully utilized.
3. New housing, developed in accordance with density and environmental standards, should be developed to expand housing opportunities in Berkeley.
4. Berkeley should have an adequate supply of housing throughout the City for persons with special needs.
5. Without causing or increasing housing problems for other Berkeley residents, the University and other institutions should take responsibility for housing demands they generate which create additional pressure on the private housing market.

6. All residents should have equal access to housing opportunities, finance, and insurance on a non-discriminatory basis.
7. Berkeley should expand the role of neighborhood residents and community organizations in the planning process, including planning for housing conservation and development.

Implementation Program

To meet the challenge of Berkeley's housing needs requires a comprehensive array of housing strategies to support, complement and coordinate with the private market. They are grouped according to the problem they most directly address.

Housing Affordability Strategies:

- Section 8 subsidies
- Rent Stabilization and Eviction Control
- Energy Conservation Programs
- Encouragement of Limited Equity Cooperatives

Housing Maintenance Strategies:

- Regulatory measures to control residential demolitions, conversions to non-residential use and condominium conversions
- Rehabilitation assistance
- Code Enforcement
- Technical Assistance for Self-help Rehabilitation
- Landmarks Preservation
- Below market rehabilitation loans

Special Needs:

- Rehabilitation assistance for the elderly and disabled
- Financial and technical assistance to make units accessible to the disabled
- Rents supports for the disabled
- Emergency shelter
- Housing services including relocation, public information, etc.
- University operated single and married student housing.
- Private (ASUC, fraternities, sororities) organized student housing

Expansion of the Housing Stock:


- Technical and financial assistance to affordable housing projects
- Identification and provision of surplus public sites for housing
- Mortgage revenue bonds to finance affordable housing
- Review of regulatory ordinances and fees

Equal Access to Housing Opportunities:

- Provision of information and referral on rights and their exercise
- Enforcement of City's Ordinance prohibiting discrimination against families with children

Public Participation in Housing Decision Making:

- Public Review of Policy Development
- Neighborhood Review of significant projects



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CHAPTER I INTRODUCTION

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INTRODUCTION

Housing in 1984

In 1984 Berkeley's housing goal for its residents of decent and affordable housing in pleasant neighborhoods remains illusive. Low and moderate income households must compete in a market characterized by few vacancies, two income families, high interest rates and older buildings in need of repair and rehabilitation.

Since enactment of its Housing Element, Berkeley has aggressively moved to maintain and expand its affordable housing. Still between 1970 and 1980 Berkeley saw a 24% drop in its Black population and a 17% drop in the number of families with children; in 1980 over 32% of all Berkeley households paid over 35% of their incomes for housing.

These conditions demonstrate how challenging the housing needs are for a City committed to maintaining its population diversity of families, races and nationalities, age groups, income and life styles. Effective programs must be expanded; new approaches must be pursued and tested. This must be done when public resources at all levels are limited.

The purpose of this revised Housing Element is to meet this challenge by analyzing current problems, measuring housing needs, identifying the constraints and opportunities that affect housing, refining the housing goals and policies adopted in 1977 to reflect these findings and recommending a feasible program to policies and programs which can collectively improve Berkeley's ability to serve its diverse needs.

Berkeley's Historical Role in Housing

Berkeley's involvement in programs to improve its housing dates back to the mid-fifties. Activities have included the Health and Safety Committee which held hearings on complaints regarding violations and property repairs; the 1967 concentrated code enforcement effort in the South Campus area; the San Pablo Federally Assisted Code Enforcement Program started in 1968; the Berkeley Model Cities Rehabilitation Program of 1973; and the Pilot Rehabilitation Program of 1975. On-going programs of code development and administration, housing rehabilitation, multi-unit rental building inspections, code enforcement and FHA and Cal-Vet pre-sale inspections continue.

Other activities with direct relationships to housing programs include the Berkeley Housing Authority's leased housing program for low income households; the Redevelopment Agency's Sava Island Redevelopment Project which produced the City's first 57 unit limited equity cooperative; the University's student housing and housing services; housing services provided by public and private agencies; and the enactment of the City's first Housing Element.

In January of 1974, the City Council determined that "housing conservation is an appropriate general municipal function for the City of Berkeley and the City should take steps to assume continuing responsibilities in this regard." To set this policy in motion, funds were appropriated to carry out a pilot rehabilitation finance project; concurrently, a task force was charged with preparing a comprehensive housing conservation program. In 1975 Berkeley's application for Community Development funding allotted approximately one-half of its first year grant of \$2.8 million to housing conservation programs. In May of 1975 the newly organized Housing and Development Department began operation with expanded responsibilities for housing programs.

Development of the 1977 Housing Element

The State of California recognized the need for housing planning when it added Housing as a required Element for Master Plans. The Berkeley Planning Commission initiated work on a Housing Element in 1972 by naming housing as its highest priority. The purposes of the Element were to:

- a) increase recognition of housing problems and needs;
- b) provide a benchmark from which progress on housing can be measured;
- c) set forth policies to guide programs that most effectively address the housing needs of all economic segments of the population;
- d) facilitate coordination between various agencies and cities and to relate housing to other City goals and policies; and
- e) propose a coordinated program to meet short- and long-range objectives.

The Housing Element defines and articulates the role the City of Berkeley can and should perform in the area of housing. The Element establishes long-range housing goals and policies, identifies constraints and delineates a coordinated implementation program of housing activities to be undertaken by the City of Berkeley.

If Berkeley is to reach its housing goals, the full cooperation of the private sector and all levels of government will be required. The Housing Element recognizes this in relating its programs to those of private individuals and organizations, public and non-profit institutions and other public agencies.

As part of the Master Plan, housing policies can be related to policies on land use, transportation, open space, seismic safety, noise and citizen participation. Concurrently, the Element is a broad framework into which specific programs addressing housing conservation, historic preservation, University related housing, housing finance, the development of new housing and housing services can be integrated. The Element can also be used to measure the extent to which private and public actions are achieving City

goals and responding to the community priorities expressed in policy statements.

1984 Housing Element Update

It is now seven years since the adoption of the Housing Element of the Berkeley Master Plan. It is therefore time to reassess the City's needs and resources, evaluate progress in meeting prior goals, and design a new five-year program. The 1977 Housing Element indicates that periodic review and revision will be undertaken to change outdated policies and goals, if needed.

Assembly Bill 2853 was passed by the California State Legislature in 1980 and was incorporated into the Government Code as an amendment to the local government planning requirements. In that act, the Legislature determined that:

- a) The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order.
- b) The early attainment of this goal requires the cooperative participation of government and the private sector in an effort to expand housing opportunities and accommodate the housing needs of Californians of all economic levels.
- c) The provision of housing affordable to low- and moderate-income households requires the cooperation of all levels of government.
- d) Local and state governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community.
- e) The Legislature recognizes that in carrying out this responsibility, each local government also has the responsibility to consider economic, environmental, and fiscal factors and community goals set forth in the general plan and to cooperate with other local governments and the state in addressing regional housing needs.*

The Legislature explicitly recognized that "each locality is best capable of determining what efforts are required by it to contribute to the attainment of the state housing goal, provided such a determination is compatible with the

*Section 65580, Art. 10.6, Chapter 3, Division 1, Title 7 of the Government Code.

state housing goal and regional housing needs."** The Legislature further recognized that "...the total housing needs identified ... may exceed available resources and the community's ability to satisfy this need.... Under the circumstances, the quantified objectives need not be identical to the identified existing housing needs, but should establish the maximum number of housing units that can be constructed, rehabilitated and conserved over a five-year time frame."***

Assumptions

A wide variety of forces affect housing supply and demand. The supply side is affected by the cost and availability of sites (locally and regionally), interest rates, government incentives and assistance, and construction costs. Demand is affected by changes in land use and employment patterns, transportation facilities and services, community services and amenities, and economic cycles of growth and recession. In addition to these outside forces, the City is currently developing policy and plans which will affect housing in Berkeley. Major planning efforts are underway for the Central Business District, the Waterfront and South Berkeley.

As external variables change and local policies are developed and implemented, changes to the Housing Element policies and programs will be required. This initial revision to the 1977 Housing Element is based upon the following assumptions:

1. The private housing market will continue to develop, maintain, exchange and finance most Berkeley housing to meet the needs of present and future residents.
2. Where needs are not met by the free market, local commitment to policies, programs and regulations which preserve housing, make units affordable to low and moderate income households and address needs of special groups will continue.
3. The character of land use and employment patterns will not change significantly between 1980 and 1990.
4. Federal and State housing incentive and assistance programs will continue at current levels to supplement local resources.

Plan Realization

Berkeley's housing goals envision a community of diversity. To the extent that the City meets its goals, it will provide housing for people of many

**Section 65581, op. cit.

***Section 65583, op. cit.

backgrounds, races, ethnic identities, ages, and incomes, a variety of family and household arrangements, and a wide range of abilities and disabilities. This population will be sheltered in Berkeley's mostly older housing which would be well maintained and supplemented with some new additions.

These goals have not changed significantly since 1977, when Berkeley adopted its first Housing Element. Since that time, Berkeley has gained more experience with housing programs designed to move housing conditions closer to these goals. Programs emphasizing conservation of existing housing have involved owners, tenants, financial institutions, Federal and State agencies, neighborhood and nonprofit organizations as well as the City of Berkeley. Private developers, non-profits and the City itself have constructed new housing, available to residents ranging from high to very low income. The City has, in addition, taken an active role in protecting the availability of housing with programs to stabilize rents, control evictions, prohibit discrimination, and to prevent loss of the housing stock through conversion, demolition and consolidation.

Such programs have enabled Berkeley to approach, if not achieve, its housing goals since 1977. Information gathered for this update of the Housing Element suggests that these goals will be no less elusive for the next five years. The 1980 census reflects that Berkeley is losing families, is losing its Black population and has many people who pay a high proportion of income for housing. Deteriorating housing is a significant problem, while vacant land for new housing is very limited. Land, building and finance costs continue to rise.

In 1984, it is very unclear what resources the City will have to support programmatic responses to these problems. Federal support for new construction has been discontinued; provisions in the federal tax code that encouraged housing for low and moderate income people are being eliminated; the financial ability of cities to support housing and related activities with local funds is severely eroded; the high inflation of the recent past has created a present climate of uncertainty and continuing high interest rates; the price of first-time home ownership has risen beyond the reach of most of the population.

Despite the uncertainties, Berkeley must still plan for the years ahead. It is important, in the process, to distinguish between desired programs and those, given the currently severe financial limitations, that the City can realistically pursue in the context of the problems and goals they address. A simple overview can be gained by examining this information according to six major interacting problem areas: housing affordability, maintenance of existing housing, expansion of the housing stock, the needs of special groups, equal access to housing opportunities and public participation in housing decisions.

To meet the objective of "decent housing and a suitable living environment for every family" will require commitment and cooperation from citizens, the private sector and all levels of government. A broad range of activities is

needed to respond effectively to the variety of problems and the ever changing context in which they occur.

CHAPTER II. PROBLEM ANALYSIS

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PROBLEM ANALYSIS

INTRODUCTION

Private individuals and organizations have historically financed, produced, distributed and managed most housing. Government's role was to support private commercial and residential development with streets, utilities, schools, safety and health services and recreational opportunities. This system has and still does meet most housing needs.

Government foregoes billions of dollars in potential tax income through its exclusions and incentives. Home ownership is assisted through homeownership deductions for interest and tax payments, reduced taxes on capital gains at the time of sale and the one time exclusion of capital gains on the sale of homes by senior citizens. Investors in rental properties enjoy accelerated depreciation.

Government resources and powers in the 20th century are being used to address those housing problems that have not been met by the private market. This began with planning and enforcement of buildings and land use standards. During the 1930's, severe economic problems led to the introduction of public housing, FHA loan insurance and public support land use planning. Following World War II, these activities were expanded and supplemented with increasingly sophisticated programs to support urban renewal, subsidize housing costs, meet housing needs of specific groups, encourage maintenance of the existing housing stock and keep private housing affordable and available on a non-discriminatory basis.

Government in most cases acts as a partner of the private market rather than a substitute for it. In a variety of roles government at all levels has intervened to serve needs not met by the unassisted private market.

This chapter will analyze qualitatively and quantitatively current problems in order to measure existing and future needs and determine how they can best be met. Appendix A contains a comprehensive report on population, household, employment and income characteristics and trends utilized in these analyses.

HOUSING AFFORDABILITY

An integral part of Berkeley's unique character is its diverse population -- including a wide range of income levels, racial and ethnic groups, lifestyles, and ages. To perpetuate this character, diverse populations must be able to afford to obtain and maintain housing in Berkeley. This affordability is affected by several factors.

First, Berkeley's housing market is an integral part of the San Francisco region. Of 51,000 employed Berkeley residents 55% work outside the City. ^{1/} Conversely, only 40% of jobs in Berkeley are held by local residents. With its convenient location, centers of employment (especially the University)

attractive neighborhoods and basically sound housing stock, Berkeley is attractive as a residential community to meet housing needs for the growing employment in San Francisco and Oakland. The already low vacancy rate for rentals dropped 30% between 1970 and 1980 to 2.4%. 2/

A second factor is the rising cost of housing throughout the region. Increases in price, rent, interest rates, utilities and maintenance have occurred. Berkeley's low income residents are hard pressed to stay in Berkeley and potential low and moderate income households find it increasingly difficult to locate here. In the ten years between 1970 and 1980, the number of low and moderate income families decreased by 28% with the greatest percentage loss in moderate income Black families (40%). 3/ Those here face constant cost pressures. Of households with incomes under \$10,000 per year, almost 80% of renter households and 75% of owner households pay more than 35% of their income for housing. 4/

Historically, communities relied on "filtering" to meet the needs of lower income households. Filtering assumes higher income households will move up to better housing, leaving smaller, older homes and apartments for lower income persons. This filtering is inhibited by a number of factors, including:

- new home prices and high mortgage rates price this housing out of reach of most households in the region.
- the supply of rental housing is not keeping up with demand regionally, reducing vacancy rates and increasing the competition (and price) for existing rental housing.
- a growing number of smaller households (often with two employed persons) are attracted to conveniently located older housing in attractive established neighborhoods.
- homeowners with low interest loans from the 1960's and 1970's cannot afford to move.

Finally, economic development in the City may intensify the demand for housing here and its cost. Already, several new buildings have been constructed in the Central Districts. Other projects there, in South Berkeley, and in West Berkeley have been proposed. Current comprehensive planning for downtown and

1 Appendix A, Table 1.4.

2/ Appendix A, Table 3.1.

3/ Appendix A, Page A-11.

4/ Appendix B, page B-13.

the waterfront is considering the housing demands new development will produce and opportunities the developments provide to meet new and existing needs.

MAINTENANCE OF THE HOUSING STOCK

Berkeley's greatest housing resource is its existing housing stock. Though largely constructed before World War II, most is of sound construction and has received reasonable maintenance. Using the standard measures of housing condition, overcrowding and lack of plumbing facilities, Berkeley between 1970 and 1980 reduced its substandard housing stock by one-third. Still, more than 2000 substandard units remained in the City in 1980. Of these, approximately 20% are owner-occupied, 5% are vacant and 75% are renter occupied. Over 7,000 people live in these substandard units at an average density of almost 4.4 persons per dwelling unit. 5/

The number of units in need of repair, however, exceeds the number of substandard units. The City's Housing Assistance Plan (prepared as part of its Community Development Block Grant program) maintains estimates of rehabilitation needs. The Plan estimates there were 18,133 units in need of rehabilitation in 1980. 6/ The Plan further estimates that 1475 units become in need of repair each year. Only an estimated 1000 permits are issued each year to bring these units up to Code. Continuation of this pattern would add 475 units to the stock of deteriorating housing each year. 7/

EXPANSION OF THE HOUSING SUPPLY

Berkeley needs additional units to meet existing needs and future growth, in Berkeley and the region. The City has been built out since before World War II.

Since then, most construction has been multi-family buildings in Central Berkeley and the flatlands. The extent and often marginal quality of this development led in the 1960's and 1970's to actions to protect the quality of Berkeley's neighborhoods. Rezonings limited the extent of new construction allowed; revisions to the Zoning Ordinance mandated improved quality in new apartments and public review of all proposed residential construction.

Concurrently, remaining vacant land in the Hill has been developed with single family homes. As the number of easily buildable lots declines and the costs for lots and construction increase, prices of new single family homes move out of the range of all but high income households.

5/ Appendix A, Table 3.6.

6/ Appendix E, Table 1.

7/ Appendix E, Page E-7.

With increasing needs for affordable housing, City regulations and programs have given priority to use of remaining flat sites for affordable new housing. In addition to the few vacant sites, opportunities exist for new housing on underutilized sites in commercial and manufacturing areas, in combined mixed use buildings in the Central District and elsewhere, on portions of the abandoned Santa Fe right-of-way and on University of California sites (primarily in the campus area). Opportunities to add units to existing residential sites also exist in some locations.

SPECIAL NEEDS

Elderly

Berkeley's elderly population has been declining, both in number of elderly and as a percent of the City's total residents from 11.3% in 1970 to 10.8% in 1980. At the same time, an increasing number of elderly persons are minorities; 26% of Berkeley's elderly are Black, while only 20% of the total population is Black. Elderly (aged 65 and over) include more than half the total disabled population and 11% of the total population. 8/

More than half (57%) of Berkeley's elderly live in family households -- a somewhat lower proportion than is typical for the region as a whole (61%). Of those who live in non-family households (4,268), almost 90% (3,790) live alone. 9/

Most elderly are in owner-occupied housing. 32.3% of owner-occupied housing (5,453 units) include at least one elderly person as compared to 10.1% of rental housing (2,821 units). Slightly less than 5% are in group quarters (506 persons). 10/

Of elderly living in households, approximately 10% are below the poverty level. This is substantially less than the 32% of persons under 55 years of age; the latter figure includes students and all members of poverty households. Of those below the poverty level, 82% are householders. 11/ The growing number of minority elderly suggest these numbers may grow in the future.

8/ Appendix A, Table 2.1.

9/ Appendix A, Table 2.3.

10/ Appendix A, Table 2.2.

11/ Appendix B, page B-8.

Physically Handicapped

Close to 3,200 Berkeley residents are physically disabled -- i.e., identify themselves as having a physical, mental or other health condition that results in a "public transportation disability".

Almost half (1496) are between 16 and 64. Compared with the rest of the metropolitan area, the disabled population in Berkeley tends to be somewhat younger as well as a slightly higher proportion of the total population. 12/ Moreover, a somewhat larger proportion of Berkeley's elderly is estimated to be disabled than is estimated for the entire metropolitan area.

Assuming one disabled person per household -- all aged 16 and over and none living in institutions -- about 7% of Berkeley's households would benefit from having special facilities to meet the needs of the handicapped. These facilities would include increased door sizes, access ramps, specially designed kitchen and bathroom hardware, emergency buzzers, etc. Much of the housing especially suited to the needs of elderly people should have many of the same types of facilities.

Single Parent Families

Almost 9,000 Berkeley families include children and in 40% of these the children live with only one parent. Since 1970, the number of single-parent families has increased -- up 20% in Berkeley at a time when the total number of households was declining by 2%. Regionally the number of one parent households increased by 47% over the same decade. 13/

Single-parent families in Berkeley are equally divided between Whites and non-Whites, while those with two parents present are largely White. Single female parents outnumber males by a ratio of six to one: 3,072 compared to 512. 14/

In a period such as the 1980's when two income households are the norm, single parent households are particularly vulnerable. Their incomes must pay for family housing, care and feeding of their children and child care while at work. In 1980, 335 one parent families lived with other families while only 75 married couples with children lived with other families. Of families maintaining their own household, 32.5% of female single parent families were

12/ Appendix A, Table 2.4.

13/ Appendix A, Table 2.6.

14/ Appendix A, Table 2.7.

below the poverty line while only 8% of two parent families were below the poverty line. 15/

University of California Housing Needs

With a full-time student enrollment of close to 30,000, 2,200 faculty plus 4,400 staff members, the University of California accounts for a substantial portion of Berkeley's housing demand. 16/ Not all of this demand is met by Berkeley's private housing supply. Many students, faculty and staff members currently live in neighboring communities; the University and its affiliates provide housing for almost a third of the student population and are also beginning to do so for new faculty members.

Staff and faculty housing needs are comaprable to those of other employed persons in Berkeley. Students, however, represent a special need group. Their housing demands include low cost and proximity to the campus. They are typically single (86%), live in Berkeley (68%), and move frequently.

The latest housing and transportation survey report by the University provides information which indicates that two-thirds of the U.C. student population live in Berkeley. 17/ Among single students, almost three-fourths live in Berkeley, whereas less than a third of students with families are Berkeley residents.

Student housing owned by the University and affiliated institutions provides for almost 7,900 single students, about half of it in housing owned by the University itself and the other half in cooperatives, fraternities and sororities. Most of the student family housing is located in Albany, at University Village, which has 920 apartments. The remaining 102 units are in Bekreley at Smyth/Fernwald housing on Dwight Way.

Berkeley's private housing market currently provides for 42% of the full-time student enrollment: about 11,400 single students and about 1,000 with families. The University has expressed a goal of providing campus housing for 40% of single students and 30% of students with families. This would call for an increase of 2,430 beds for single students and the addition of 120 apartments for students with families, according to the University's figures.

15/ Appendix B, page B-8.

16/ All enrollment figures given in this section refer to full-time students.

17/ University Housing Office, "Housing and Transportation Survey," Winter Quarter, 1982.

EQUAL ACCESS TO HOUSING OPPORTUNITIES

Equal access to housing means that no one is denied access to housing opportunities due to race, color, ethnicity, religion, sex, national origin, household composition, marital status or sexual preference. Housing choices involve many factors such as employment, household make-up, income, quality of community facilities and services, neighborhood character, available options and expectations of the future. For this reason, it is difficult to identify which choices are limited by real or perceived discrimination. Conditions exist in Berkeley, however, which may foster discrimination.

Most critical is the shortage of housing. The cost of housing increases with demand and the process of "gentrification" set in. This is the displacement of lower income households and their replacement with higher income households. Gentrification discriminates against those groups least able to compete -- low income households, students, minority groups, recent immigrants, single parent families, the disabled, large families and the elderly.

For example, even with the addition of 1000 dorm beds, Berkeley's housing market is not able to serve the students needing housing. According to recent reports 18/ this problem is due in part to landlords renting to young professionals in preference to students. Undoubtedly, other groups are similarly discriminated against in the current practice of taking applications for available units. The winners in such a process are likely to be young employed professionals.

The City has taken action to deter overt discrimination. Its ordinance against discrimination against households with children in 1975 was one of the earliest. Services are provided to inform households of what their rights are and how to assert them. Still, practical problems often force individuals to accept what can be obtained without a hassle.

The result of these forces is seen in the changes in Berkeley's population make-up between 1970 and 1980. The Black population has declined 24.3%; 19/ the number of families has declined 22%; 19/ the number of children under 15 has declined 35.6%; 20/ the number of large households (5 or more persons) has declined 41.8%; 21/ the number of single parent households has increased 20%,

18/ Daily California, August 21, 22 and 23, 1984.

19/ Appendix A, Table 1.3.

20/ Appendix B, page B-4, Table 8.

21/ Appendix A, Table 2.5.

less than half the 48% increase throughout the region. 22/ All of these statistics confirm the inability of the Berkeley housing market to serve important population groups that have historically been important to the character of Berkeley and its neighborhoods.

PUBLIC PARTICIPATION IN HOUSING DECISIONS

Berkeley is committed to public participation in housing decisions -- from development of policy and programs through proposals for individual houses. This commitment is based upon the belief that those who need and occupy housing are uniquely sensitive to the potential effects of policies, programs and projects on their housing needs and neighborhoods. The challenge is to provide information and opportunities for public comment to interested and affected persons and groups in a timely way that will result in decisions that improve the housing opportunities in Berkeley. To improve participation a number of problems must be addressed.

Policies which will affect housing opportunities are not always obvious. For example, economic development may increase the demand for housing in Berkeley without adequate measures to accomodate the demand. Changes to zoning regulations can encourage or discourage housing, particularly for low and moderate income households. Yet such policies, once adopted, can dictate what opportunities will be in the future. Information must be widely distributed on the policies proposed and their impact on housing and residential neighborhoods.

Programs to meet housing needs need additional comment from those who have or utilize them. In a time of limited resources, the City needs to ensure that its programs operate in a cost effective and humane way. Individual comments and recommendations can make an important contribution to use of limited public and private resources.

Neighborhood residents are deeply concerned about potential changes, beneficial and adverse. They recognize that decisions on a variety of subjects such as zoning, traffic, commercial development, school closures, parks and public safety will affect the residential character of their neighborhoods. Some neighborhoods have well-informed and active groups to examine and comment on proposals. In other neighborhoods -- especially those with high population turnover (such as around the campus) or lower income families -- the ability to participate effectively is very limited. Opening the avenues of participation will involve looking for new ways through which residents can suggest, review and support activities to improve housing conditions and neighborhood environments.

Opportunities for involvement need to be provided in a timely way. Residents need adequate notice and information to participate constructively to housing

22/ Appendix A, Table 2.6.

decisions. Concurrently, those who provide and manage housing need a reasonable level of predictability to function economically. To achieve these parallel objectives, increased participation is needed in the design of housing policies, development standards and program priorities. With broad public understanding and agreement on these policy and program directions, individual projects can be reviewed and acted upon without unnecessary ambiguity or delay.

CHAPTER III. EXISTING AND PROJECTED HOUSING NEEDS

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EXISTING AND PROJECTED HOUSING NEEDS

HOUSING AFFORDABILITY

42% of Berkeley's renters (about 11,700 households) and 13% of its homeowners (2,200) are now paying more than 35% of their incomes for shelter. These Berkeley households -- which may include those now living in substandard and overcrowded dwellings -- should be considered as having a "housing need". These numbers may be somewhat inflated by student households supported by families, scholarships or student loans. Still the previously discussed single parent households, elderly and disabled face high housing costs as well as special problems.

Berkeley's housing programs have given priority to the development, maintenance and expansion of its affordable housing. In spite of this commitment, the problem persists. For this reason, implementation programs are designed to mitigate this problem, or, at a minimum, avoid increasing the problem.

The problem is not isolated from those of expansion of the total supply and maintenance of housing. As more needs (particularly in Berkeley student housing needs) can be met through new construction, pressures on the existing stock will diminish. These increases can be complemented with improved use of the existing housing through shared housing, appropriate second units and services which assist lower income households to obtain and retain affordable housing. Support for housing maintenance can keep rehabilitated units in the affordable housing stock.

MAINTENANCE OF THE HOUSING STOCK

The City's Housing Assistance Plan (See Appendix E) provides a good estimate of the housing rehabilitation needs of the community. This report estimates the number of substandard units at 16,835. Calculations are premised on the assumption that standard housing units, if not maintained, would over a 20 year period develop code violations whose cost to repair would exceed rehabilitation cost estimates.

Therefore, every year 1475 units need to be repaired to maintain the housing stock. An average of 2,500 building permits are issued every year. Of these, approximately 40% (1,000) are for repairs to bring units up to code; this results in an estimated increase in substandard units of 475 per year.

To address this growing problem the Implementation Chapter will mount a multiple approach which will include: incentives for rehabilitation, systematic enforcement, technical and financial assistance to lower income owners and controls over conversion of standard residential units to other uses.

EXPANSION OF THE HOUSING SUPPLY

Berkeley needs additional housing to meet the needs of its current and projected residents. The Association of Bay Area Governments concluded the San Francisco Bay region needs a vacancy factor of 4.5% to permit residents to move as their employment or housing needs change. 1/ Between 1980 and 1990 Berkeley needs to add 761 units to achieve this vacancy rate. In addition, the ABAG found Berkeley needs to add 850 units to accomodate its share of regional growth between 1980 and 1990.

In establishing these goals, the Association of Bay Area Governments took into account six factors: market demand for housing, employment opportunities, availability of suitable sites and public facilities, commuting patterns, type and tenure of housing and housing needs of farmworkers. A detailed description of how these determinations were made is contained in Appendix C. For Berkeley, the total of 1611 units are needed as follows:

| | |
|---------------|--|
| Housing Type | 714 Single Family (including mobile homes) |
| | 897 Multi Family |
| Tenure: | 609 Owner-occupied |
| | 1002 Rental Units |
| Income Level: | 483 Very Low Income |
| | 274 Low Income |
| | 306 Moderate Income |
| | 548 Above Moderate Income |

The additional housing can be developed in a variety of ways: construction of new units, addition of units to present development, rehabilitation of units now out of the market, or provision of group housing (such as University Dormitories) to meet needs now dependent on the private housing market.

As the Implementation Chapter describes, Berkeley is well on its way to meeting these needs and is confident the number and mix can be attained by 1990.

SPECIAL NEEDS

The needs of special groups -- students, single parent households, elderly and handicapped -- overlap with needs for affordable housing and maintenance of the existing stock. The distinctive feature of these special needs is that these groups have faced obstacles in addition to high cost, low vacancy and housing deterioration.

1/ See Appendix C.

Elderly

For the elderly, isolation and diminished physical capabilities present obstacles in addition to lower income. Almost 1000 elderly in Berkeley have incomes below the poverty level. 2/ 57% of Berkeley's elderly live in family households but almost 90% of the remainder (3,790) live alone. Very few (506) live in group quarters. Most Berkeley elderly live in owner occupied housing. Of 8,274 households with one or more persons over 65, only 2,821 (34%) 3/ are rental households. While not possible to measure exactly, it can be assumed many of these households have difficulty maintaining properties adequately and/or finding alternative housing when maintenance of the owner-occupied housing becomes impossible.

Disabled

Based upon 1980 Census data it is estimated that 3,200 residents are physically disabled. While most are also elderly, almost half of the total -- about 1500 -- are between 16 and 64. This means a variety of housing must be designed to accomodate the handicapped -- dormitories, apartments and traditional single family housing. In addition, many of the disabled need help in locating accessible housing.

Single Parent Households

These households have the combined problems of an often limited single one income with which to purchase suitable housing in an environment that safely meets the needs of children for recreation, education and companionship. In addition, working parents need responsible and convenient child care. Of all families with children under 18, 40% are single parent families. 4/ Berkeley needs in the coming years to determine more precisely how many have significant unmet needs and how these can be addressed. Current approaches have included facilitating house-sharing and priorities for such households in assisted housing. To stimulate the provision of family day-care, small facilities can now be located in all residential districts.

Student Housing

Their large numbers, unfamiliarity with Berkeley and often short residency all contribute to the difficulty students face in locating housing in Berkeley. In spite of policies to the contrary, student registration in 1984 reached 31,000. With only 17% housed in University housing, new students face an uphill struggle to locate convenient moderately priced housing.

2/ Appendix B, P. B-8, Table 12.

3/ Appendix A, Table 2.3

4/ Appendix A, Table 2.6

Both to meet student needs and relieve the increasing pressure on the housing stock, increased coordination with the University will be employed to support appropriate projects to increase the housing provided by the campus for its students in Berkeley and adjacent communities. In addition, enrollments need to be curtailed to the planned maximum of 27,500.

CHAPTER IV - RESOURCES AND CONSTRAINTS

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RESOURCES AND CONSTRAINTS

Introduction

Chapter II analyzed the character of housing problems which Berkeley faces both at present and in the future. Chapter III quantified needs into various categories. This chapter will look at the resources and constraints affecting the capacity of the private market and public agencies to meet these needs between 1980 and 1990.

Housing Characteristics and Trends

Berkeley's housing has been characterized since 1970 by a large proportion of rental units, low vacancy rates and small changes in the number or types of units. Chart 1 compares Berkeley with other cities and the region. Almost 9% of Berkeley's residents live in group quarters -- primarily University of California and privately operated student housing. 1/ Condominium units make up a very small proportion of Berkeley's housing -- less than 1%, compared with over 4% for the metropolitan area.

The typical dwelling in Berkeley is smaller than in the metropolitan area as a whole, with Berkeley having a greater proportion of small units and fewer large ones. More than 17,000 dwellings in Berkeley have from 1 to 3 rooms and comprise 37% of the total housing stock while larger units, with six or more rooms, constitute only 26% of the total. 2/

Additional one room units are created through the renting of individual rooms in single family homes; on the other hand some 1-room units in residential hotels are being converted to short term transient use.

Between 1970 and 1980 the number of owner-occupied units increased by almost 100 while the number of renter-occupied units declined by a comparable amount. Increases in the number of owner-occupied housing units resulted from in-fill construction of single family homes and condominiums, owner-occupancy of previously rented single family homes and conversion of rental units to condominium ownership before enactment of the Condominium Conversion Ordinance. Decreases in the number of rental housing units resulted from these conversions to owner-occupancy, the lack of new rental construction, some conversion of units to non-residential uses before controls were imposed and loss of some units to demolition, fire or severe deterioration. One result of this shift is a steep decline in the rental vacancy rate -- from 3.5% to 2.4%. Berkeley's owner-occupancy vacancy rate remained under 1%, demonstrating a continued strong demand for both owner and rental units in Berkeley.

1/ Appendix A, Table 1.2

2/ Appendix B. Table 4. Page B-2.

CHART 1

GENERAL HOUSING TRENDS, 1970-1980: BERKELEY, SMSA, SAN FRANCISCO, OAKLAND AND RICHMOND

| | <u>Berkeley</u> | <u>SMSA</u> | <u>San Francisco</u> | <u>Oakland</u> | <u>Richmond</u> |
|----------------------------|-----------------|-------------|----------------------|----------------|-----------------|
| Total Housing Units - 1970 | 46,160 | 1,130,239 | 310,402 | 146,615 | 26,931 |
| 1980 | 46,664 | 1,339,015 | 316,608 | 150,274 | 29,082 |
| % Change | +4 | +18.5 | +2.0 | +2.0 | +8.0 |
| Occupied Housing - 1970 | 44,494 | 1,085,852 | 295,174 | 138,831 | 26,096 |
| - 1980 | 44,704 | 1,280,506 | 298,956 | 141,657 | 28,107 |
| % Change | +5 | +17.9 | +1.3 | +2.0 | +7.7 |
| Owner-Occupied - 1970 | 15,518 | 560,749 | 97,036 | 58,831 | 15,599 |
| - 1980 | 16,883 | 679,320 | 100,786 | 60,805 | 16,151 |
| % Change | +8.8 | +21.1 | +3.9 | +3.4 | +3.5 |
| Renter-Occupied - 1970 | 28,976 | 525,103 | 198,138 | 80,000 | 10,497 |
| - 1980 | 27,821 | 601,186 | 198,170 | 80,852 | 11,956 |
| % Change | -4.0 | +14.5 | 0 | +1.1 | +13.9 |
| Vacancy Rate, for Sale | | | | | |
| - 1970 | 0.76 | 0.91 | 0.74 | 1.25 | 0.74 |
| - 1980 | 0.97 | 1.57 | 1.73 | 1.65 | 1.46 |
| % Change | +27.6 | +72.5 | +133.8 | +32.0 | +97.3 |
| Vacancy Rate, for Rent | | | | | |
| - 1970 | 3.47 | 4.57 | 4.74 | 6.08 | 4.51 |
| - 1980 | 2.44 | 3.96 | 4.11 | 5.32 | 3.21 |
| % Change | -29.7 | -13.3 | -13.3 | -12.5 | -28.8 |
| Total Vacant Units - 1970 | 1,666 | 44,387 | 15,228 | 7,784 | 835 |
| 1980 | 1,630 | 58,509 | 17,652 | 8,617 | 975 |
| % Change | -2% | +32% | +16% | +11% | +17% |

Source: U.S. Census, 1980 and 1970

Compared with the metropolitan areas as a whole, more of Berkeley's housing is in the lower cost levels and less is at the higher levels. 3/ This is true of other central cities with Oakland and Richmond having an even stronger tilt toward lower cost housing than Berkeley. Costs of home ownership are significantly higher in Berkeley than other older cities, whereas the range of rental rates here is closer to that of Oakland and Richmond.

The distribution of households by income level stands in sharp contrast with the housing cost distribution. Close to 40% of Berkeley's renters and 15% of its owners are in the very low income category but only 10% of Berkeley's renters and 15% of its owners have very low housing costs. 4/ At the upper end of the income scale there is a better match since a large share of Berkeley's owner housing is in the higher cost levels.

Sites for Additional Housing

As a built up City, Berkeley offers no large tracts of land for major housing development. However, opportunities for additions to the housing stock do exist and are being utilized.

Remaining housing sites are being developed by individuals, primarily in the hill areas of Berkeley. These sites could accomodate approximately 600 units under existing zoning. The number of these sites is being reduced each year, and, equally important, the vacant sites are often steep and expensive to develop. The result is often very expensive housing when high land and construction costs are added to rising costs for materials, labor and financing. However, scattered lots were recently developed in the flat lands for 14 units of low income housing. A second site resource are several larger (over 1/2 acre) public sites in residential districts, e.g., the Santa Fe right-of-way which was abandoned and deeded to the City in 1977, underutilized University of California sites in the campus area, surplus school district sites, and sites planned for residential use in the West Berkeley Redevelopment Area. The 50 acre site of the relocated State Schools for the Deaf and Blind is currently being remodeled and developed to provide housing for 745 students, 20 faculty apartments and 169 senior and disabled households.

A third site resource is commercially zoned property. Along Sacramento Street, San Pablo Avenue, Shattuck Avenue north and south of the Central District and in South Berkeley, sites that are currently undeveloped or underdeveloped could be used for housing or mixed used developments. In some locations, rezoning to a residential district may be appropriate. The Central Business District also includes sites that could be redeveloped as mixed use projects. The sites collectively can be expected to provide 80 units by 1990

3/ Appendix B, p. B-2, Tables 9 and 10.

4/ Appendix A, Table 1.8.

and many more in the years ahead if construction costs stabilize and interest rate costs decline.

Finally, with sensitivity to the individual site, opportunities may exist to add second units to existing residential parcels. Circumstances such as lack of parking, limited access, small lots and congestion will limit opportunities for appropriate development. Where suitable, however, such expansion provides an opportunity to increase the supply of affordable housing in attractive neighborhoods.

The largest vacant site in Berkeley is the filled land west of I-80 along the Berkeley waterfront. Currently, planning is underway to develop a plan for this resource that will contribute to and be an integral part of Berkeley's total development -- socially, physically and economically. A policy of this planning is to insure that waterfront development enhances the overall ethnic, cultural and economic balance of Berkeley's residential population. When planning for this area is completed, it will be integrated into the Berkeley Master Plan and appropriate amendments will be made to plan elements, including the Housing Element.

Second Units

With the current high financing costs, lack of available land, and bleak outlook for public subsidies, the creation of second dwelling units in single family zones can be viewed as one way of easing a community's housing need. Such incremental additions can avoid the negative impacts of large projects. It can often assist in the expansion of affordable housing stock since second units normally require simple modifications and capitalize on the use of the existing, in place, structure. With the passage of the Mello Bill in 1982, localities are given three choices with respect to second units:

1. They have broad discretion to designate zones which are appropriate for second units and to develop standards suitable to local conditions;
2. If zones are not designated, localities are required, under specific criteria, to grant conditional use permits for second units contained within the existing home; or
3. Localities can preclude second units altogether if they determine that specific adverse impacts on public health, safety, and welfare outweigh the original housing needs and need for this form of housing.

The development of second units raises several issues. Many residential areas already feel the impact of increased car ownership and use in areas with limited off street parking and/or street capacity; in some areas congestion can inhibit the response of emergency vehicles. There is also concern that division of houses into two units will further reduce the number of families with children living in Berkeley.

The City is working to balance the need for more lower cost housing for small households with the preservation of neighborhood safety, amenity and character. The City Council and Planning Commission will discuss alternative proposals in the fall of 1984.

Infrastructure

Basic infrastructure needed to serve the City's residential areas is currently adequate to accommodate additional housing that is built on scattered parcels throughout the City or additions to existing residential development. Individual evaluation is needed for major developments such as the Deaf/Blind School reuse to determine the adequacy of existing facilities. If any entirely new area such as the waterfront is developed, their needs and impact on existing infrastructure will be assessed.

The principal constraint with the City's infrastructure is that, since the City has been built up for many years, the sewer and water and street facilities are in need of constant and costly maintenance. The City in 1982 established street and lighting assessment districts to meet some maintenance requirements. Since planned expansions to the housing stock are modest, the present utility and street system should be adequate if a systematic program of maintenance and improvements is carried out.

Experience in Housing Programs and Services

A major resource of the City is many years of experience in the design and operation of housing programs and related activities. The Berkeley Redevelopment Agency was organized in the mid-1950's and the Housing Authority which coordinates low income housing for over 1100 households in the 1960's. Berkeley was an early participant in the Federally Assisted Code Enforcement Program, the Model Cities Program and the Community Development Block Grant Program. Concurrently the City has supported with services, "seed money" and technical expertise privately-sponsored activities to provide affordable housing through below market senior and family housing developments, limited equity cooperatives, energy conservation education and services, and consumer information.

The University of California since World War II has become involved in the provision of housing and housing services. In addition to the 2,500 beds and over 500 apartments owned and managed for students, the campus explores opportunities for additional student housing and provides services to help students locate housing and become informed on their rights and obligations as tenants.

Municipal Ordinances

Many municipal ordinances affect the development, maintenance and use of the City's housing resources. They set standards for the production, maintenance and use of existing housing and new housing. To some observers, local codes may seem a constraint on new development, setting obstacles in the way of

those who would produce housing. On the other hand, they serve public goals that housing be kept affordable, housing and neighborhood amenities be preserved, safety and security be promoted and neighborhood residents have an opportunity to participate in decisions affecting the character of their neighborhoods. This section will look at the constraints established by Ordinances; their positive impacts are described in the Chapter VI section on Housing Strategies.

Zoning: The Zoning Ordinance is made up of several elements. The first is a set of regulations which control development in separate districts (e.g., General Commercial, Single Family Residential, Office Residential). For environmentally sensitive areas such as Panoramic Hill, these rules are very restrictive to protect the lives, property and amenities of this neighborhood. For areas suitable for industrial development, more intense development is allowed. A second element of the Zoning Ordinance is the Zoning Map which sets the district applicable to any location in the City: e.g., Single Family R-1 in the hills, C-2 Central District Commercial in the downtown. Finally, the ordinance establishes procedures for securing permits and variances from regulations. These include public hearing and notice requirements, fees applicable and appeal rights and procedures.

Any regulation which limits what can be done with a property and/or establishes discretionary review procedures can deter development. To reduce the negative effect of such requirements, evaluation of the ordinance is carried out in an ongoing way to (1) seek ways to minimize the procedural obstacles to obtaining permits for priority development, (2) remove or revise regulations which are ineffective, superfluous or an obstacle to beneficial development, (3) encourage innovative use of existing housing and (4) insure that the Zoning Map is consistent with the land use and housing policies of the Master Plan.

Residential Energy Conservation: This ordinance requires all residential structures before they are sold or exchanged to meet specified energy conservation standards. This can add costs to a sales transaction and potentially inhibit the free operation of the housing market. Recognizing this problem, the Ordinance limits the expenditure required to \$1,000 for a one unit structure and \$.50 per square foot for a multi-unit structure.

Condominium Conversion Ordinance: Initially adopted in 1979, this Ordinance prohibits conversion of rental units in multi-unit structures to condominiums, community apartments or stock cooperatives unless the City's overall vacancy rate is 5% or higher. The Ordinance was amended, however, to permit conversion to limited equity cooperatives. The ordinance does not limit development of condominiums in new buildings or in remodelled non-residential buildings.

This does constrain the growth of owner-occupied housing through conversion of existing housing from rental to owner units. The growing demand for moderate cost rental housing at a time when new construction is not meeting this need mandated City priority to preservation of its rental stock.

Rent Stabilization and Eviction Control: The current program was established by the City Council in 1979 and has been amended three times since. The program is designed to help maintain the diversity of the Berkeley community and advance the housing policies of the City with regard to low and fixed income persons, minorities, students, handicapped and aged by regulating rent increases and protecting tenants from unwarranted rent increases and arbitrary, discriminatory or retaliatory evictions.

Some feel the program discourages the development of new rental housing and the maintenance and improvement of the existing stock. In the Bay Area, high interest rates, land costs and construction costs have, to a large degree, wiped out construction of new unassisted rental housing for low and moderate income households -- the greatest need in Berkeley. Rent control may deter development of upper income rental housing in Berkeley though new units are exempt from rent increase regulation (though subject to eviction controls).

Discrimination Against Families With Children: In 1975, the City of Berkeley declared it unlawful for property owners to refuse to rent or lease any accommodations on account of the potential tenancy of a minor child or children. Exempted from this ordinance are buildings which rent exclusively to elderly people. Because of other constraints (primarily costs) the negative impact, if any, of this requirement on development and maintenance of needed housing cannot be estimated.

Landmarks Preservation Ordinance: Enacted in 1974, this Ordinance protects "structures, sites and areas of special character or special historical, architectural or aesthetic interests for value" from unnecessary destruction or alteration. To date, most of the sixty designated landmarks have been non-residential buildings. The designated residential structures serve largely above moderate income households. While owners may object to the review requirements, the Ordinance has had no adverse impact on the maintenance of residential landmarks.

Residential Development Fees: The total cost of securing residential development permits in Berkeley is in line with other similar cities. On a per unit basis, municipal fees charged for multi-family developments are substantially lower than for single family development. Although Berkeley's building permit fees are among the highest in the region, its minimal charges for other types of permits puts the total cost for development fees into a moderate position. The City also has provisions for fee reductions and waivers to make possible production of low and moderate income housing.

Market Constraints

Rising home prices and high-priced mortgage money force many potential home buyers from the market. First time buyers of low or moderate income face particular difficulties. Interest rates have fluctuated greatly, rising to over 15% in the early 1980's, dropping to 12% in 1983 and rising again in 1984. The market has responded by increased use of adjustable rate mortgages

where interest rates and payments rise and fall with prevailing interest rates. The long term effect of this change in procedures is uncertain at this time.

In the short term adjustable rate mortgages have helped the housing market (new and resale homes) by permitting more households to qualify for lower initial rates. The long term benefit will be seen if these households do enjoy income increases to match increases in house payments.

High interest rates have slowed down the rising cost in homes. The Real Estate Research Council reported that the annual rate of appreciation for single family homes reached a peak of 23.4% in 1979 but slipped to less than an average 1% gain in 1982. Still costs for home ownership on the average increased almost 100% in the Bay Area between 1977 and 1982 while rental costs in the same period increased an average of 56%.

The rising cost of home ownership has had a number of impacts on the rental market. The demand for rental housing goes up as more households are priced out of the ownership market. At the same time the production of rental housing decreases with more profits available in single family and condominium construction. Finally, single family houses and condominiums that were rented are sold to owner-occupants. This trend is dramatically reflected in the increase in owner units and decrease in renter units in Berkeley between 1970 and 1980.

Federal and State Resources

The City of Berkeley has been participating in the Federal Community Development Block Grant (CDBG) program since its inception in 1975. As an "entitlement" City, Berkeley has received an annual grant based on need as defined by Congress and determined by federal regulations. During the current program year, CDBG resources available to the City amount to about \$3,683,000. The largest portion of those funds -- over \$2,150,000 -- are committed to improving the City's housing resources.

Federal housing subsidy funds other than the CDBG grants currently enable the City to provide direct assistance to about 1,725 lower income households. These include 840 households containing elderly and/or handicapped people and 885 families. In aggregate, these resources reach only about 7% of the City's lower income households -- defined as those households whose incomes are below 80% of the median for the metropolitan area.

With current national policies favoring reduced spending for domestic programs such as housing assistance, prospects are for a drop in the amount of funds available to support the City's efforts to assist more lower income households. Berkeley can expect to complete those projects that are now under way -- but funding for additional assisted housing will be difficult to obtain.

Berkeley has also made use of State housing programs administered by the California Housing Finance Agency and the Housing and Community Development Department in developing such projects as the Oceanview Gardens and the scattered sites project for very large families. Without the addition of rent supplements, however, current state programs alone are not sufficient to produce housing that can be priced within the means of low income people.

CHAPTER V -- GOALS AND POLICIES

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HOUSING AFFORDABILITY

GOAL 1: BERKELEY RESIDENTS SHOULD HAVE ACCESS TO DECENT HOUSING
IN PLEASANT NEIGHBORHOODS WHICH MEET STANDARDS OF
ADEQUACY AT A RANGE OF PRICES THEY CAN AFFORD.

The Housing Goal established by Congress in the 1949 Housing Act and reaffirmed in the 1974 Housing and Community Development Act was that people have "a right to a decent home and a suitable living environment." Implicit in this goal is the concept of an affordable price, i.e., that an adequate supply of affordable housing should be made available.

To the extent possible, efforts to maintain and/or upgrade the quality of housing should not displace or impose financial hardships on occupants in keeping with this national goal. Berkeley's housing programs seek to improve the living conditions of its residents without pricing them out of the market.

Policy 1.10

Establish and continuously review standards of adequacy
for all housing, wherever located and for whomever
available, including safety, sanitation, space, energy
conservation, and other amenities.

This policy establishes a continuing review of standards (including the Zoning Ordinance, Building Code, Housing Code, Landmarks Preservation Ordinance, Residential Energy Conservation Ordinance, and State Residential Energy Conservation Building Standards) with revision from time to time as appropriate.

Policy 1.11

In order to contribute to housing adequacy through conservation of existing housing and development of additional housing as needed, seek reasonable rate financing from public and private sources, especially for low and moderate income housing.

High interest rates and shortages of loan funds inhibit the ability of the market to rehabilitate existing units and develop new housing. The City should attempt to provide financing at below-market rates for rehabilitation as well as for adding affordable units to the housing stock.

Policy 1.12

Coordinate government and private action to produce living environments which offer residents safety, amenities and reasonable access to transportation, services and recreation.

The environment in which a housing unit is located determines its adequacy as much as the physical condition of the unit. Safety, privacy and healthful surroundings are common goals. Needs for transportation, parks, low-density housing with yards or walking distance to services may vary from one household to another.

Policy 1.13

To make housing available in a range of prices so that all income groups will have reasonable access to housing,

seek to increase the number of low and moderate income households receiving rent supports (in subsidy or other form) and in the amount of such support, avoiding undue concentrations of low income housing.

Subsidies which make up the difference between the market costs for a suitable place to live and what a household can afford are the most direct means for filling the gap between costs and ability to pay. This is the approach of the Housing Authority's Section 8 Existing Leased Housing Program. To increase its effectiveness, Berkeley will continue to use this and comparable programs to the fullest extent possible.

Policy 1.14

To obtain revenues to support housing and other governmental and educational services in a fair manner, prevent erosion of the property tax base due to loss of property from the tax rolls.

The large amounts of property removed from the tax rolls have affected the amount of property taxes to support municipal services and education. Berkeley is committed to preventing loss of more property from the tax rolls.

Policy 1.15

Support activities which will expand opportunities for home ownership.

Both the City and its residents benefit from owner-occupancy. Berkeley should undertake actions which stimulate home ownership. Owner-occupancy offers the resident advantages such as property tax exemption on the first \$7,000 of

market value, income tax deductions for taxes and interest, and freedom to manage housing to meet individual needs. For this reason, the City supports new construction of cooperatives and condominiums for those otherwise excluded from ownership. It also supports conversion of existing rental units to limited equity cooperatives. The City and its neighborhoods benefit through increased stability and owner concern for long-term neighborhood improvement.

Policy 1.16

Integrate energy conservation measures in local government ordinances and housing assistance programs.

Since energy costs have risen so steeply and traditional energy supplies are decreasing, reduced energy usage is critical to maintenance of affordable housing. Conservation measures, solar energy use, and related innovations systems should be important features in the construction, rehabilitation and redevelopment of housing.

Policy 1.17

Provide reasonable relocation assistance where households are forced to move as a result of City action; when another public agency is responsible, seek its assistance; and require such assistance as appropriate where such move is the result of private action.

High standards have been imposed for the provision of relocation assistance to households forced to move due to public action. Berkeley will review situations where tenants are forced to move due to private actions and, where appropriate, require relocation assistance.

Policy 1.18

Individually and together with other government bodies (city, county, regional and state) support those policies at all levels of government which will insure the maximum flow of housing assistance to meet Berkeley needs.

The City, in conjunction with other government bodies, should aggressively seek state and federal funds to assist residents and to stimulate affordable neighborhood improvements, rehabilitation and new units.

Policy 1.19

Encourage conversion back to housing of those residential buildings now used for other purposes.

Existing structures often provide opportunities to increase the supply of affordable housing.

Policy 1.20

Protect tenants from large rent increases and arbitrary evictions, through an effective program of rent stabilization and eviction controls.

Policy 1.21

Whenever possible, City housing programs should contribute to long-term affordable housing stock.

MAINTENANCE OF EXISTING HOUSING

GOAL 2: EXISTING HOUSING SHOULD BE MAINTAINED, IMPROVED, AND
FULLY UTILIZED.

The wood frame construction that makes up most of Berkeley's housing can last indefinitely if properly maintained. The housing is aging, however, and much is in need of repair. If neglected, an increasing number of homes will become dilapidated -- presenting hazards to those who live in them and blighting the neighborhoods in which they occur. Maintenance and rehabilitation is usually less costly than redevelopment and contributes to community stability.

Policy 2.10

Institute a program of voluntary housing conservation,
including technical and financial assistance, to eligible
owners to improve existing housing and keep it within the
financial means of residents.

Although primary reliance will be upon private action and financing, Berkeley recognizes housing conservation as a municipal function. Effective housing conservation requires the coordination of private action, public improvements, financial assistance for lower income households, relocation assistance and flexibility in administration of such programs.

Berkeley's housing programs should conserve the City's sound housing by minimizing inconvenience and financial hardships on owners and occupants when repairs are required.

Policy 2.11

Coordinate a program of flexible code enforcement with
adequate assistance programs to insure that housing meets

health and safety standards without producing undue hardships for residents.

The purpose of code enforcement is to prevent housing from falling into disrepair. Repair of hazardous conditions is mandatory. In non-hazardous situations, repairs will be made in accordance with standards prescribed. To minimize inconvenience and financial hardships to owners and tenants, code enforcement is to be coordinated with financial assistance programs. Housing Code enforcement should be carried out to maintain the stock of low-priced housing to the extent possible.

Policy 2.12

Prevent the loss of rental/ownership housing through demolition, conversion to other use, long-term vacancy, vandalism or malicious mischief and take actions to return vacant housing back to the occupied housing stock.

Most owners are conscientious in their desire to maintain housing and extend its useful life. Some owners, however, become convinced replacement is more advantageous and, for this or other reasons, let their property deteriorate. Such actions have a blighting influence on a neighborhood and can even adversely affect the long-term possibility of building replacement housing on a site. A program which includes a combination of code enforcement, sealing of vacant buildings to prevent vandalism, emergency repair of hazardous conditions, as well as attractive financing/incentives, is needed to control these problems. The City should be prepared to respond promptly to information that a building is being abandoned and/or vandalized. The City should allow demolition or conversions only to make way for approved replacement housing, to remove a public hazard or to serve an overriding public purpose that can be met in no other way.

Policy 2.13

Where consistent with established standards and compatible with adjacent neighborhood environments encourage more intensive utilization of existing housing stock by promoting shared housing opportunities and creation of additional smaller rental units on presently developed residential lots.

Policy 2.14

Encourage the preservation and use of residential buildings of architectural, cultural, educational, and historic significance. Whenever possible, without producing undue hardships for residents and for owners, employ State and Federal programs to stimulate restoration of significant housing structures.

Berkeley has many unique historical and aesthetic structures and areas. To build on Landmarks Preservation Ordinance and the work of the Landmarks Preservation Commission, Berkeley should refine methods to protect this heritage.

Policy 2.15

Carry out housing programs in a manner consistent with the interest of historic preservation. Design

rehabilitation and code enforcement programs so that the integrity of significant structures is not inadvertently damaged. Provide that new housing in historic areas should be compatible with historic structures.

EXPANSION OF THE HOUSING SUPPLY

GOAL 3: NEW HOUSING SHOULD BE DEVELOPED IN ACCORDANCE WITH DENSITY AND ENVIRONMENTAL STANDARDS, TO EXPAND HOUSING OPPORTUNITIES IN BERKELEY.

Policy 3.10

Encourage the development of housing for low and moderate income households through the use of available incentives.

The particular combination of housing incentives will be determined by the cost reductions needed to make a proposed project feasible for low and moderate income households. Housing incentives packages for each project will be approved on a case-by-case basis.

Policy 3.11

Wherever feasible, employ state/federal programs and pursue innovative ways to stimulate the development of new housing for rent or sale to low and moderate income households.

Development of new housing for low and moderate income households depends, to a large extent, on state and federal assistance. Although the level of public assistance for new construction is not clear, Berkeley will develop other viable opportunities such as mortgage revenue bonds to stimulate new developments.

Policy 3.12

Encourage developments which combine residential with commercial uses in appropriate commercial locations serviced by adequate public transportation.

There are areas in the City, for example in the Central Business District and along portions of San Pablo Avenue, where it would be appropriate to have both residential and commercial uses to take advantage of public transportation and other suitable amenities.

Policy 3.13

Encourage the development of new housing on vacant or otherwise suitable land owned by public agencies, consistent with open space needs.

Berkeley has few sites suitable for developing housing at reasonable costs. Of those that do exist, many are owned by public agencies such as the University of California and the City of Berkeley. While making provision for needed open space, planning for such sites should give careful consideration to the inclusion of appropriate new residential development.

Policy 3.14

Encourage the replacement of housing lost through deterioration, conversion to other use, or as a result of public action.

In spite of all efforts to conserve housing, there will continue to be instances where the replacement of housing is more economical than conservation. By facilitating such replacement through landbanking programs and reasonable codes and ordinances, the supply of housing will be maintained and neighborhood improvement and continuity will be encouraged

SPECIAL NEEDS

GOAL 4: BERKELEY SHOULD HAVE AN ADEQUATE SUPPLY OF HOUSING
THROUGHOUT THE CITY FOR PERSONS WITH SPECIAL NEEDS.

The City needs programs to assure that people whose needs are more difficult and expensive to meet can find affordable housing.

Policy 4.10

Support activities that increase the ability of the elderly and the disabled to remain in their home or neighborhood or to locate suitable housing to rent or purchase.

Many elderly and disabled residents have lived in Berkeley for many years and wish to remain in homes and neighborhoods familiar to them. Services can be provided to help them live where they choose, even when they suffer financial and/or physical limitations. A range of residential arrangements is needed to accommodate the varied needs and preferences of the elderly and disabled population.

Berkeley has design standards for housing to meet the requirements of the elderly and disabled. Berkeley can inventory the existing supply and encourage buildings and remodelers to design units to meet the need.

Berkeley can take an active role to encourage and facilitate appropriate shared housing, support services and senior housing.

Policy 4.11

Determine the need for housing to serve the elderly and persons with disabilities (physical, mental, or

emotional), and encourage the provision of an adequate supply to meet the needs.

Berkeley will support establishment of small scale residential care facilities in all residential districts. Small nursing homes, foster homes and halfway houses are needed to provide humane care in residential neighborhoods. Housing for the elderly and the disabled can be expanded through new housing that is accessible, modification of existing units, development of second units on appropriate sites, promotion of shared housing, and improved public transportation.

Policy 4.12

Support activities that enhance the ability of families with children, especially large families and single-parent families, to rent or purchase suitable housing.

GOAL 5: WITHOUT CAUSING OR INCREASING HOUSING PROBLEMS FOR OTHER
BERKELEY RESIDENTS, THE UNIVERSITY AND OTHER INSTITUTIONS
SHOULD TAKE RESPONSIBILITY FOR HOUSING DEMANDS THEY
GENERATE WHICH CREATE ADDITIONAL PRESSURE ON THE PRIVATE
HOUSING MARKET.

Berkeley expects the University and other large institutions to assume responsibility for housing demand they generate. The City is willing to cooperate with them to solve these problems so that the needs of University-related households and other Berkeley residents are met.

Policy 5.10

Urge the University to permanently limit student enrollment to its planned 27,500 students.

When University enrollment exceeds 27,500, the increase aggravates existing serious housing problems. The University should be encouraged to maintain its enrollment at no more than 27,500 students.

Policy 5.11

Seek agreement from the University and other institutions that they will develop housing in accordance with City policies and regulations.

In the past, the University has cooperated with the City in planning its housing facilities. Berkeley should seek agreement from the Board of Regents that the University will not act without regard to City policies and regulations and will adhere to City planning processes.

Policy 5.12

Support the development of new housing for University-related households that will not take additional land off the tax rolls, is compatible with existing development, will be an asset to the neighborhood in which it is located, and, if at all possible, will provide community facilities for both students and other residents.

Planning for new housing should consider whether it should be in Berkeley or some other area. Wherever constructed, such housing should minimize the adverse impact on the community, to the extent possible, enhance the neighborhood in which it is constructed and be adequately served by public transportation.

Policy 5.13

Solicit the University to directly sponsor housing on University-owned land in Berkeley and other appropriate locations for at least 25% of its enrolled students at prices they can afford and to expand housing services for students and staff.

Policy 5.14

Urge the University to involve residents, community organizations, students and staff, City government and

University administration in long and short range planning for University-related housing.

The University should carry out its housing planning process in cooperation with the City to produce greater understanding of the potential effects of various proposals and to increase the likelihood of more creative solutions.

Policy 5.15

Seek agreement from the State, the University and other institutions to compensate the City for services provided to the University and other institutions and the loss of revenue resulting from University and other charitable property in Berkeley.

The City should use every means available to it to have the State, University, and other institutions pay for the cost of services which the City provides to students, employees, and other institutionally-connected people since these institutions do not contribute to City property taxes as other economic entities do. The tax-exempt status of these institutions imposes a burden on Berkeley residents that is reflected in their housing costs.

Policy 5.16

To expand housing available to students, encourage the University and other institutions to keep their residential buildings for housing; and to convert back to residential use those residential buildings now being used for other purposes; to convert to residential use

any unused buildings where feasible; and to provide additional housing on Univerity-owned vacant land.

In the past, the University departments have converted many residential structures to office use. The housing supply should be increased by returning these to residential use and refraining from such conversions in the future.

EQUAL ACCESS TO HOUSING OPPORTUNITIES

GOAL 6: ALL RESIDENTS SHOULD HAVE EQUAL ACCESS TO HOUSING OPPORTUNITIES, FINANCE AND INSURANCE ON A NON-DISCRIMINATORY BASIS.

Discrimination has limited the opportunities of many Berkeley residents to obtain housing. This has affected racial and ethnic minorities, students, families with children, households headed by women, the disabled and persons living unconventional lifestyles. Households in some areas of the City have found mortgage financing or fire insurance unavailable or prohibitively expensive. As a consequence, Berkeley had adopted the goal that all residents should have equal access to housing opportunities on a non-discriminatory basis.

Policy 6.10

Act to eliminate housing discrimination based on race, religion, sex, sexual preference, ethnic background, age, physical disability, families with children, or source of income. As long as occupancy is consistent with density and environmental standards, discrimination should not be allowed based on marital status, student status or household makeup.

Berkeley bans most discrimination as stated in the policy. The policy is not, however, intended to inhibit making reasonable inquiries to determine if a prospective buyer or tenant will meet financial obligations, take reasonable care of the property, and be considerate of neighbors.

Policy 6.11

Allocate housing assistance on the basis of relative need
on a non-discriminatory basis.

Eligibility for housing assistance programs should be based upon relative needs such as low income, Berkeley residency, dislocation, overcrowded housing or unsafe housing, without discrimination based on the factors listed in Policy 6.10. In the case of housing rehabilitation assistance, the location of the property in the target neighborhoods is also a determining factor.

Policy 6.12

Aggressively seek to make reasonably priced financing and
insurance available to residential properties in all
parts of the City.

High costs for financing or insurance inhibit the purchase and improvement of homes in some neighborhoods. Berkeley can encourage the provision of financing for the purchase and improvement of homes by direct discussions with lending and insuring institutions and programs which demonstrate that all areas of Berkeley are reasonable investment risks.

Policy 6.13

Promote equitable, cooperative and responsible exercise of privileges and obligations by property owners and renters.

Both renters and property owners benefit from cooperative relationships. Model leases, mediation services, educational programs and counseling can contribute to a climate of mutual understanding and respect.

Administration of rent stabilization requirements should be straightforward and consistent. The City will keep owners and tenants informed of their rights and responsibilities and mediate differences in a way which promotes compliance with the law and cooperation between parties.

PUBLIC PARTICIPATION IN HOUSING DECISIONMAKING

GOAL 7: BERKELEY SHOULD EXPAND THE ROLE OF NEIGHBORHOOD RESIDENTS
AND COMMUNITY ORGANIZATIONS IN THE PLANNING PROCESS,
INCLUDING PLANNING FOR HOUSING CONSERVATION AND
DEVELOPMENT.

Berkeley recognizes that the persons affected by actions in their community ought to participate in the planning process. When there is a history of cooperation with residents, public and private actions contribute to a common plan that is supported by neighborhood residents and the City. An on-going planning process which integrates the participation of neighborhood residents and community organizations into City decision-making in a systematic way can contribute greatly to housing conservation and development.

Policy 7.10

Encourage the involvement of neighborhood residents and
community organizations in planning for housing
conservation and development, parks, public facilities
and services and transportation.

Policy 7.11

Enlarge and strengthen the role of neighborhood residents
and organizations in planning and development decisions
that affect them.

Policy 7.12

Encourage mutual self-help activities which further housing and community maintenance and which increase the ability of residents to manage their housing economically.

The City shall undertake programs to encourage residents individually and in cooperation with each other to repair and maintain their properties so as to minimize the cost of housing conservation.

CHAPTER VI - IMPLEMENTATION PROGRAM

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IMPLEMENTATION PROGRAM

Introduction

This chapter will describe current and proposed actions appropriate to the needs, resources and constraints of Berkeley today. They are described here in terms of their purpose and characteristics. This Housing Element will, however, be supplemented with a regularly up-dated Housing Strategy which will detail the allocation of resources and specific short term objectives of individual programs and activities.

This Chapter will indicate how Berkeley will seek to meet its objective for 1611 additional housing units between 1980 and 1990. Some of this housing is already occupied or under construction, as indicated on the chart "Additions to the Housing Stock, 1980-1990" at the conclusion of this Chapter.

HOUSING STRATEGIES

Housing Affordability

1. The Section 8 Program

This federally subsidized program is the nation's largest attempt to deal with the housing needs of its low income population. In Berkeley, the Section 8 Existing Housing Program is administered by the Housing Authority which has an allocation of 1454 Section 8 Certificates which allow low-income households to receive a rent subsidy.

Eligible families may use the certificate for any unit in Berkeley that the owner is willing to rent, so long as the unit is the right size for the family and meets the program's housing quality standards and fair market rent requirements. Once a unit is put on the program the family pays a portion of the rent equal to approximately 30% of the gross family income, while the remainder is paid by the Housing Authority. The vast majority of the Section 8 Program participants are very low income; 75% are black female-headed households.

Some increases in the number of Section 8 certificates are expected. Increases in allocation are dependent first on federal policy to augment funding for the program and secondly on the City's ability to utilize

additional allocations. Where appropriate, issuance of certificates is coordinated with other programs, such as rental rehabilitation.

2. Rent Stabilization and Eviction Control

The rent stabilization and eviction control program is the largest City program designed to affect affordability and avoid displacement; the current law affects the entire Berkeley renter population consisting of 26,535 households. The first rent stabilization measures were established in 1978 with the passage of Measure I. A City Council resolution continued to restrict rent increases and initiated eviction control as well until the time that the Rent Stabilization and Good Cause for Eviction Ordinance was passed by voters in the June 3, 1980 election. (Measure D). This Ordinance (No. 5261 N.S.) for the first time required rent registration and established an appointed Rent Board. Measure D was amended in June 1982 election by Measure G which made the law applicable to previously exempt 3 and 4 unit properties and reduced the causes justifying evictions. Additionally, a Charter Amendment (Measure N) passed in the same election established an elected Rent Board with its first members elected in June 1984.

Berkeley's rent stabilization law is one of the strictest in the nation and requires that non-exempt units be registered with the Rent Board. A base rent is established for each individual unit (in the majority of the cases the base rent is the legal rent in effect in May 1980). There are only two ways that rents can be changed from that base level: First, through a general rent adjustment allowed by the Rent Board. That general adjustment fluctuates from year to year and is based on such factors as general changes in utility costs, property taxes, maintenance and operating expenses; second, through petitions to the Rent Board for an individual rent adjustment.

Petitions can be turned in by either landlord or tenant. The rent stabilization law does not allow any rent increases unless the unit is properly registered. Tenants can also withhold rent if the unit has not been registered or an illegal rent is being charged.

Eviction control which has been in effect since 1980 is an integral part of the Rent Stabilization Program and of major importance in reducing displacement. The eviction control program is designed to prevent arbitrary evictions by limiting the valid reasons for evictions. Principal of these are: non-payment of legal rent, causing damage to the property and refusing to rectify it, disturbing other tenants, and violating the legal terms of the lease. Although evictions are under the jurisdictions of the Courts, before an owner can initiate an unlawful detainer action he/she is required to be registered with the Rent Stabilization Office (if covered by the Rent Stabilization and Good Cause for Eviction Ordinance) and must notify the Rent Stabilization Office of any "notices to vacate" or "unlawful detainer actions" served. Staff will

implement monitoring procedures of eviction cases and plans to coordinate with the courts to insure that the eviction control law is properly implemented.

3. Energy Programs

- Housing Weatherization Services

The City of Berkeley, through the Young Adult Project, offers household weatherization services to eligible low-income Berkeley residents, seniors, and disabled persons. Services provided include: attic insulation, installation of water-heater blankets, caulking, weatherstripping, heating duct wrap, and installation of low-flow showerheads; often there is no cost for materials as well. Thus, for little or no expense a household can reduce its energy costs considerably. This project assists approximately 350 households per year.

- Energy Costs Assistance for the Low Income

Through this program, 1,374 low-income residents have been helped in paying their utility bills and/or have received kits containing energy-saving devices such as insulation blankets for hot water heaters, low-flow showerheads and weatherstripping materials. Funding for this program is through the California State Office of Economic Opportunity and is expected to be continued in the future.

- Energy Bank

The Energy Bank provides supplemental energy conservation measures to low income households. After performing an audit of home energy use, the Bank provides any of 17 conservation measures appropriate to reducing consumption. In addition to weatherization, measures may include pipe insulation, furnace burner replacement, flue dampers, and storm windows and storm doors. The program is administered by the City with funding from the Department of Housing and Urban Development. The Bank served some 100 residential units in 1983-84 and anticipates serving approximately 150 in 1984-85.

- The Residential Energy Conservation Ordinance

Adopted in 1981, this ordinance requires that all residential structures be brought up to specific energy conservation standards before they are sold or exchanged. These standards refer to ceiling insulation, furnace ducts sealed against leaks, water heater insulation blankets, low-flow shower fixtures, and water pipe insulation. Real estate agencies are required to disclose information about this requirement. However, sellers are not obligated to spend more than \$1,000 for a single family house, or \$0.50 per square foot for a structure containing two or more units. The program is implemented and monitored through the City's Codes and Inspection Division. Approximately 800 units per year are affected by this

ordinance. In many cases, owners can finance the improvements with the Zero Interest Payment (ZIP) administered by the Pacific Gas and Electric Company and are also allowed discounts on federal and state income taxes.

- **Community Energy Services Corporation**

The Community Energy Services Corporation is a new City of Berkeley project designed to combine energy conservation with economic development. The Corporation is anticipated to enter its start up phase this year. It will combine development of alternative energy sources through the Municipal Solar Utility and sale of weatherization services through a Weatherization Enterprise. The Corporation hopes to raise up to \$250,000 in private financing for alternative energy projects. The Corporation will make energy conservation services available to the full range of Berkeley households.

4. Limited Equity Co-Operatives (LECs)

A limited equity co-operative is a legal and financial arrangement that falls halfway between renting and home ownership. LECs make housing affordable by allowing participants to take advantage of "economies of scale" and the tax benefits made available to homeowners. The focus of LECs is on providing affordable housing and not investment opportunities. Returns on investment are restricted in order to assure housing affordability for future co-op members. In the coming years the City will initiate a campaign to inform the public about Limited Equity Co-ops both in terms of new housing and conversion of existing housing. As part of that campaign an informational handbook will be prepared for general distribution. The City will be considering measures to encourage and facilitate the undertaking of LECs. Measures may include making available detailed information and referral, providing seed monies for initiating co-ops, providing technical assistance waiving housing permit fees, and providing rehabilitation assistance in conversion projects.

MAINTENANCE OF THE EXISTING HOUSING STOCK

1. Regulatory Measures

- **Demolition Control**

The City's Zoning Division and Codes and Inspection Division will continue to implement controls which allow demolition of a residential building only if the Board of Adjustments, or City Council upon appeal, determines that the demolition would not be detrimental to the housing needs and public interest of the affected neighborhood and the City; that appropriate relocation housing is provided; and that either the building to be removed is hazardous, unstable, or unrepairable or that its demolition is necessary to enable construction of permitted new housing.

- Non-Residential Conversion Controls

The City's Zoning Division will continue to implement Section 15.1-1 of the Zoning Ordinance which prohibits the loss of any legal dwelling unit through conversion of a building from residential to non-residential use, unless a use permit is secured. At least one of the following findings must be made before a use permit can be granted:

- (1) That the elimination or reduction of the dwelling unit or units would not result in a reduction of housing supply essential to the well-being or housing needs of the City or of persons residing in the neighborhood in the vicinity of the building involved; or
- (2) That the dwelling unit or units are situated in an environment unsuitable for residential occupancy, and that suitable housing will be made available to present occupants; or
- (3) That the application seeks to eliminate one or more units which, at the time of the application, exceed the number of residential units permitted by the residential density requirements applicable to the district within which the subject structure is located; or
- (4) That such consolidation will result in the restoration of the residential density for which the structure was originally constructed.

- Condominium Conversion Control

Unless the City's overall vacancy rate is 5% or higher, the City Condominium Conversion ordinance prohibits acceptance of applications to convert rental residential units to condominiums, community apartments or stock cooperatives. (Over the last 10 years, the City's vacancy rate has remained at about 2%). The law does, however, permit conversion to a limited-equity cooperative.

2. Rehabilitation Assistance

- Voluntary Housing Rehabilitation

Emergency Repair Project

This City-administered program assists eligible property owners who wish to correct emergency conditions and other housing code deficiencies found in structures located in the Neighborhood Strategy

Area (NSA).^{*} Owners receive technical assistance and financing through the City's Municipal Loan Program, funded with CDBG monies, at extended terms and below market rates.

Seniors and Physically Disabled Project

The Seniors and Physically Disabled Project is involved in correcting housing code deficiencies and providing general property improvements through the City's Municipal Loan Program for 1-4 unit properties located in the NSA which are owned and occupied by eligible elderly and disabled residents.

Section 312 Program

This HUD program administered provides direct rehabilitation loans at 3%, 6% and 9% interest rate for up to 20 years. The loans are used to bring properties up to local code standards. To be eligible, properties must be located in the Neighborhood Strategy Area. Although there are no applicant income limits, priority is given to low and moderate income households (95% or less of county median income). The Section 312 program uses a complicated set of requirements to limit loan amounts on different types and sizes of structures. Generally, the limit is \$27,000 per unit for residential properties.

Mortgage Revenue Bonds

The current high cost of financing is one of the major obstacles preventing owners from rehabilitating their properties. Federal and State laws authorize local governments to issue tax-exempt mortgage revenue bonds to finance housing rehabilitation. The City is presently preparing to issue 12 million dollars in bonds to finance 90-100 units for first-time buyers. At least 60% of funds must be used for new construction or purchases involving substantial rehabilitation.

Lender's Joint Venture Partnership Strategy

The City will explore a strategy to encourage increased lending to individuals and areas that presently do not have full access to credit for rehabilitation. This strategy could include the following components: use of more flexible appraisal underwriting criteria by lender; use of Community Reinvestment Act to encourage lenders to provide homes in higher risk areas of Berkeley; a policy placing conditions on the granting of City use permits for new banks or

^{*} See map at end of Chapter for boundaries. Area designated for concentrated housing and social service program.

branches that would require the lender to assist with City housing programs; use of City investment funds to further City housing goals; and a linked deposit system.

3. Housing Code Enforcement

- Residential Rental Inspection Program

The Residential Rental Inspection Program (RRI) is a systematic code enforcement program for rental units which combines mandatory inspections with flexible enforcement in order to minimize hardship on both property owners and renters. Although the RRI program is currently operating in the Neighborhood Strategy Area, it is expected that non-NSA areas will be phased-in. Based on the current rate of completion, the RRI will clear all housing code violations in approximately 500 units/year.

- Housing Complaints Program

The City's Housing Complaints Section is involved in responding directly to Berkeley residents who express concerns about the lack of compliance with the housing and other codes. Approximately 450 complaints are received every year by City staff, which require enforcement of the Housing Code and clearing the violation. In about 10 cases per year, correction of the defect which caused the complaint results in the entire dwelling complying with code.

4. Technical Assistance and Self-Help Rehabilitation

- Tool Lending Library

To assist Berkeley residents who are repairing and remodelling their homes, the City's Tool Lending Library lends tools and equipment, and provides instructional manuals, and basic technical advice regarding home maintenance and repair work to Berkeley residents. There is no charge for NSA residents. Approximately 12,000 households per year visit the tool lending library and borrow tools.

- Over-The-Counter Assistance

City staff, as part of its regular duties, provides extensive over-the-counter technical assistance to people who come to the City with questions on local code requirements. Approximately 30 descriptive brochures are available which show how to do certain repair work or make specific home improvements. Approximately 600 people, including building contractors, receive technical assistance from City staff on an annual basis.

5. Landmarks Preservation Program

Berkeley has a rich heritage of historical and architecturally significant structures. In order to preserve this valuable resource, the City adopted

a Landmarks Preservation Ordinance and established a Landmarks Preservation Commission to identify and designate significant structures. Approximately 70 structures, including 2 historic districts, have been designated since the adoption of the Ordinance in 1974. In order to preserve these landmarks, the Commission is authorized to review all exterior (and in the case of publicly owned buildings, the interior) alterations to these special buildings so that repairs or improvements are carried out in a way that preserves or restores the building's integrity. The tax benefits that become available through designation can be an effective method of encouraging preservation.

6. State Deferred Payment Rehabilitation Loan Program

Berkeley administers the California State rehabilitation program which provides low income property owners of 1-4 unit buildings within the Neighborhood Strategy Area with deferred payment loans at 3% interest rate repaid after 5 years (the elderly repay the loan upon property sale or transfer). The loan limit per unit is \$10,000 (\$20,000 per unit for a room addition to alleviate overcrowding) with a maximum of \$100,000 for a rental property. Although the City has thus far loaned \$170,000 to rehabilitate 18 units, the future funding outlook for this program is uncertain.

7. Vacant Structures

There are currently about 63 vacant, boarded-up structures throughout the City. These structures have remained outside of the housing marketing for a variety of reasons. Resources permitting, the City's Conservation and Development Division will provide rehabilitation assistance to owners to return this housing to the housing market. If all of these structures are rehabilitated, about 100 units will then become available to new households.

SPECIAL NEEDS

1. Seniors and Physically Disabled Housing Rehabilitation Loans

The City provides subsidized municipal loans to seniors or physically disabled homeowners who are low income or cannot procure private financing to rehabilitate their properties to bring them up to code and to make necessary changes to meet their particular needs. To be eligible, the owner's property must be within the Neighborhood Strategy Area (NSA). A loan maximum of \$20,000 allows even serious code deficiencies to be addressed. Interest rates are determined by the borrower's ability to pay. The program also provides a variety of free services such as loan packaging, property inspection, write-up or work specifications and estimate of costs, assistance with contractor selection, design advice, and job monitoring.

2. Housing Accessibility for the Disabled

More than 6,000 with disabilities currently reside in the Neighborhood Strategy Area and there is currently an acute shortage of housing that is accessible to the disabled. The City has funded the Center for Independent Living (CIL) to operate its Ramp Construction Project. Under this project, low-income disabled and elderly persons are provided financial and technical assistance to make their housing wheelchair accessible by constructing ramps.

3. Section 8 Aftercare Program

This State-sponsored program is administered by the Berkeley Housing Authority and is specifically designed for the physically and developmentally disabled. Eligibility requirements for the Section 8 Aftercare Program are similar to those for the Section 8 Existing Housing Program; however, the applicant must be referred by a recognized agency dealing with the disabled. There are currently 14 households under this program. Due to Berkeley's housing shortage, however, Certificate holders have a difficult time finding housing that meets Section 8 requirements. In addition, because of their disabilities clients need special assistance in find housing. Unless that special assistance is made available, it is unlikely that additional eligible units will be found preventing increase in allocation.

4. Emergency Shelter for the Homeless

The City encourages housing for the homeless by financially assisting a number of non-profit private agencies which provide emergency shelter. Agencies funded are:

Berkeley Support Services -- provides emergency shelter for approximately 60 persons for very low income persons completely without housing. This agency expects to provide temporary housing for an additional 35 persons during the next five years.

Women's Refuge -- has the capacity to shelter 18 women and children who face crisis situations.

Bonita Center -- this halfway house shelters up to 15 youths who are mentally or emotionally disturbed.

Berkeley Youth Alternative -- provides crisis housing for up to 10 youths between the ages of 12 and 17 years of age.

The City expects to continue encouraging, endorsing, and facilitating the creation of additional emergency shelters and improvement of existing ones.

5. Housing Services Project

Funded since the inception of the Community Development Block Grant Program in 1975, this project provides informational support to the City's housing projects through the development of handbooks, brochures, flyers, and other written materials to make the public aware of City housing programs. The project also provides information and referral to the public on housing-related questions, including tenant/landlord matters. The City expects to continue funding this type of activity in the future.

6. Relocation Benefits

Relocation benefits and services are mandated by federal and state law and local policy in cases where persons are displaced as a result of government action. In the last five years the trend has been to expand the categories of persons eligible for relocation benefits, although the amount of payment received by displacees has remained the same. Among the newly protected categories are: displacement (permanent and temporary) resulting from the federal Section 312 Program; tenants who are displaced or whose rent is increased as a result of government assisted housing rehabilitation, code enforcement or housing demolition programs; at the local level, benefits have been extended to tenants who would be displaced as a result of City disposition of property. No major projects are planned at the time by the City of Berkeley which would result in displacement. The major focus of the relocation program in the next five years will be to continue providing relocation assistance to both tenants and owners for temporary moves while their units are being rehabilitated through a City program.

7. University Student Housing

The University's student population of almost 30,000 has a major impact on the Berkeley housing market. Approximately two-thirds of students live in Berkeley. These are housed in:

- University operated dormitories and apartments
- Organized student housing operated by the University Student Cooperative Association, fraternities and sororities
- Private housing (parents and families, apartments and houses, rented rooms, etc.)

The City works with and encourages the University to identify and develop additional student housing which does not adversely affect housing opportunities for other Berkeley residents. The 1981 agreement on re-use of the site of the California Schools for the Deaf and Blind for student faculty, elderly and disabled housing was an example of cooperative planning.

In addition to direct housing services, the University operates a housing office which helps students and faculty to locate housing. Information on rights and responsibilities of students as tenants is also available.

EXPANSION OF THE HOUSING SUPPLY

To the extent that Berkeley can expand its housing stock, pressure on the existing stock is reduced. Housing becomes available at reasonable costs to those in need of housing.

Expansion is difficult for a number of reasons. Berkeley is a fully built up city with few sites for new housing. Many of the sites are on hilly sites and not well served by public transportation. Sites are usually small (under .5 acre) and often oddly shaped. Some sites in commercial districts are most suitable for mixed use development.

Berkeley residential neighborhoods are prized for their modest level of development. In recent years, the adult population has grown while the number of children has declined sharply. Results include more car use and parking on local streets in neighborhoods constructed before widespread auto ownership and use. Many hilly locations are reached by narrow winding roads which already provide poor emergency access. Additional units in these areas must be carefully controlled to achieve a balance between the number of residents and the services and facilities to meet their needs.

To reach expansion to meet Berkeley's share of the regional need, the following approaches have and will be utilized:

1. The private housing market will be expected to produce almost all of the rental and owner occupied housing needed for above moderate income households and approximately 15% of the housing expansion for moderate income households. In this latter category, some will be supported with below market loans financed with proceeds of mortgage revenue bonds.
2. Surplus publicly owned sites will be used for new housing for a variety of income levels. Potential sites include the Santa Fe right-of-way, surplus school district property and several University owned sites being evaluated for long term potential.
3. Public/private partnerships have and will continue to be used to meet low and moderate income housing needs. Projects include Amistad House (for the elderly), University Avenue Housing (for various household types), Rochdale II (student housing) and the soon to be constructed housing for seniors and disabled on the site of the Schools for the Deaf and Blind. Development on these projects was financed and carried out by private organizations (often non-profit). The City and other public agencies supported projects with assistance such as provision of sites, loans for site acquisition and pre-development costs, relocation services, fee waivers and/or

expedited processing. Some tenants also received on-going support through Section 8 rent subsidies.

4. Cooperation with private individuals and public agencies (such as the University) in the planning and development of housing to serve low and very low income residents. Close coordination links City programs such as Mortgage Revenue bonds, provision of Section 8 subsidies, combined site use (as the combined student and senior disabled housing on the Deaf/Blind School Site), timely technical assistance, short term loans and housing services with developers of needed housing.
5. The City reviews its Ordinance provisions and fee requirements in an on-going process to insure they are facilitating the housing construction needed. Intensive study is currently going on to determine where and how second units can be accommodated to meet housing needs without adverse impacts on existing neighborhood environments. Standards are being reviewed to insure whatever is allowed is compatible with environmental protection and its immediate surroundings. Modifications to the Zoning Ordinance may involve revised regulations for second units (which are now allowed for family members) and/or reclassification of some properties to restrictive 2 family districts. Some units will continue to result from already permitted rental rooms and conversions of buildings in multi-family districts to accommodate more households.
6. In recent years, major non-residential projects have been proposed including proposals for the Golden Bear Food site in Downtown Berkeley and the Waterfront properties of Santa Fe. Its review of such projects includes evaluation of housing demand impacts and exploration of opportunities to obtain developer assistance to mitigate existing housing problems and those potentially created by a project.

The chart at the end of the chapter identifies those projects that collectively will meet Berkeley's goals of 1611 new housing units between 1980 and 1990. These units have been allocated in accordance with the needs determined by the Association of Bay Area Governments by Income Level and Renter/Owner Mix. ABAG projected a housing need in Berkeley of 712 single family and 899 multiple units and mobile homes. Single family homes are becoming increasingly costly to build in Berkeley due to lack of sites and hilly parcels. Experience with several projects (e.g., Oceanview Gardens, BHA Scattered Site units) has demonstrated that lower density multiple units projects can provide excellent family housing when located in neighborhoods of comparable low densities. In order to achieve the goals of units for all income levels and the high proportion of rental units needed in Berkeley, the goal for single family homes was reduced to 493 and the goals for multiple units and mobile homes increased to 1118.

The chart shows the general location of projects. Student and elderly-disabled housing is centrally located close to the campus, transportation and services. Most private housing is in the hills with some multiple units in the other areas of the City. Most publicly sponsored projects are in the Neighborhood Service Area where the City is concentrating its Community Development Block Grant programs. The map following the chart shows the location of each area in the City.

EQUAL ACCESS TO HOUSING OPPORTUNITIES

Federal and state laws prohibit discrimination based on race, color, religion, national origin, ancestry, sex and marital status, as well as against blind, visually handicapped or physically disabled. In addition, the City of Berkeley has prohibited discrimination against families with children in the area of rental housing and discrimination on the basis of sexual preference. Anti-discrimination ordinances are enforceable through civil action. Although the City is not directly involved in enforcement, it has provided some funding to the fair housing agencies to provide counseling and assistance in this area.

The problem of housing discrimination against families with children has now reached major proportions in the State of California and legislation has been proposed at the state level to deal with the problem. In Berkeley, where protective legislation already exists, the Housing Rights for Children Project assists those facing discrimination in this area by providing information, counseling, and free legal assistance. The project is sponsored by Bananas, Inc., a non-profit child care referral agency. Those served are primarily low-income and female heads-of-households. As advocates of children's rights, the project supports fair housing legislation and is actively attempting to have the City strengthen its ordinance prohibiting discrimination against families with children.

The Housing Rights for Children Project also assists families with children by providing a free shared-housing referral service. This service has been primarily used by single female heads-of-household. In the coming years the project staff is planning a public awareness campaign to inform South and West Berkeley residents of their housing rights and the shared-housing alternative available.

PUBLIC PARTICIPATION IN HOUSING DECISION-MAKING

Berkeley has continually sought to expand and refine the opportunities for public participation in decision-making. Resident concern about what happens in his or her individual neighborhoods is usually more immediate than any other. To insure that decisions incorporate the values and insights of individual residents the City carries out a variety of activities to inform residents and solicit their comments and suggestions.

Participation begins with the primary policy directions represented by the City's Master Plan. For major new policy directions, special committees are organized. For example, a Housing Committee worked three years developing the 1977 Housing Element.

Housing Programs are also subject to neighborhood and community review. A Project Area Committee has worked over many years with the Redevelopment Agency to prepare and implement the Oceanview Gardens project and to plan for the soon to be developed Delaware Street mixed use project and disposition of the remaining housing in the West Berkeley Redevelopment Project Area. The Housing Advisory and Appeals Board annually holds a series of public hearings on the allocation of the Community Development Block Grant funds. These culminate in a recommendation to the City Council which holds another hearing before final action is taken.

The City's Rent Stabilization Board holds hearings annually on proposed general rent increases. Hearings are also held on individual adjustments and adoption of procedures for administration of the ordinance. These provide Board members an opportunity to hear both landlord and tenant viewpoints before making decisions on general policy or individual cases.

Controls on private land through the Zoning Ordinance and Landmarks Preservation Ordinance also involve hearings with broad public notice. No new housing can be built in Berkeley without a hearing on its potential impacts on the location where it will be located. Both the time and extent of public notification has been expanded in recent years. Other proposals such as landmark designation, establishment of child care centers, exceptions to development standards and demolition of residential structures cannot be permitted without a public hearing.

Participation mechanisms are also evaluated for their effectiveness -- Do people know what is being proposed in time to think about it and comment? Do residents understand what is proposed and its implications? Does information supplied help? Is it easy for residents to participate, either as individuals or through organizations? How does public comment affect decisions? Can systems be improved to expand public understanding, facilitate participation and at the same time make decisions in a timely way?

In addition, participation is used to support local neighborhoods in the organization of neighborhood residents. Such organizations can be effective in planning for their neighborhood, organizing mutual self-help activities and representing the neighborhood's concerns to public bodies.

ADDITIONS TO HOUSING STOCK: 1980 - 1990

| Project | Income Level Served | | | | Occupancy | | Housing Type | | Population Served | Location | Status |
|--|---------------------|-----|----------|----------------|-----------|--------|---------------|--------------|-----------------------------|----------------------------|-------------------------------|
| | Very Low | Low | Moderate | Above Moderate | Owner | Renter | Single Family | Multi-Family | | | |
| Amistad House + | | 30 | 30 | | | 60 | | 60 | Elderly | Central | Occupied |
| Rochdale II + | 10 | 13 | 13 | | | 36 | | 36 | Student | Central | Occupied |
| University Avenue (New) + | 20 | 13 | | | | 33 | | 33 | Family/Individual | Neighborhood Strategy Area | Occupied |
| Oceanview Gardens + | 40 | 22 | | | | 62 | | 62 | Family | Neighborhood Strategy Area | Occupied |
| BHA 14 Units Scattered Site | 14 | | | | | 14 | | 14 | Family | Neighborhood Strategy Area | Occupied |
| UC Stern Hall* + | 20 | 20 | 15 | | | 55 | | 55 | Student | Central | Occupied |
| Single Family: Miscellaneous | | | 29 | 371 | 400 | | 400 | | Family | Most in Hills | 20% Occupied 80% Projected |
| Multi-Family: Miscellaneous | | | 20 | 80 | 85 | 15 | | 100 | Family/Individual | Various | 20% Occupied 80% Projected |
| UC Dwight Derby Student Rooms and Faculty Apartments** | 143 | 113 | 64 | 72 | | 392 | 2 | 390 | Student/Family | Central | 35% Occupied 65% Projected |
| Senior and Disabled Housing On Deaf/Blind School Site + | 169 | | | | | 169 | | 169 | Elderly/Disabled | Central | Projected |
| West Berkeley Redevelopment + | 4 | 2 | 34 | | 34 | 6 | 18 | 22 | Family/Individual | Neighborhood Strategy Area | Projected |
| Conversions/Second Units | 53 | 46 | 51 | | | 150 | | 150 | Elderly/Students/Individual | Various | Projected |
| Santa Fe Right-of-Way/Other publicly-owned surplus sites | 10 | 15 | 50 | 25 | 90 | 10 | 75 | 25 | Family/Individual | Neighborhood Strategy Area | Projected |
| TOTAL | 483 | 274 | 306 | 548 | 609 | 1002 | 493 | 1118 | | | |

*Based on average student occupancy of units in private housing, residence hall beds are converted to units on the basis that 2 beds = 1 unit

+ See Map 2

MAJOR HOUSING EXPANSION SITES

1. Amistad House
2. Rochdale II
3. University Avenue Housing
4. Oceanview Gardens
5. UC Stern Hall Addition
6. UC Dwight/ Derby Housing
7. Senior/ Disabled Project
8. West Berkeley Redevelopment



1. Neighborhood Service Area
2. Flatlands
3. Campus
4. Hills



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COMPREHENSIVE PLANNING DEPT. 12/77

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CHAPTER 1. GENERAL POPULATION, HOUSEHOLD, EMPLOYMENT AND INCOME CHARACTERISTICS AND TRENDS

A. Summary

As Berkeley's population has been declining, the number of households has actually increased over the past 20 years, resulting in a City-wide average of just over 2 persons per housing unit. The number of people living in group dwellings, such as college dormitories, has also been falling, but these still constitute a substantial share of Berkeley residents.

Recent trends also show a decrease in the number of jobs located in Berkeley, with most of them held by commuters, rather than by people who live here. The median income of Berkeley households has not kept pace with inflation, as a growing share of the City's families report very low incomes. Minority families and renters are especially concentrated among those with very low incomes. Lower income households tend to pay greater proportions of their incomes for shelter than do more affluent households.

B. Population and Household Trends

At the time of the 1980 Census, Berkeley's population was 103,328. This showed a decrease of 12% since the 1970 Census, for a net decline of over 1,300 people per year.* By comparison, the 5-county metropolitan area** gained 4.5% in population since 1970, but this growth occurred principally in outlying areas, away from the older central cities, such as Berkeley, Oakland and Richmond. In the latter two areas, total population changes, 1970 to 1980, were -6.2% and -5.5%, respectively.

The number of people living in residential dwellings in Berkeley--"persons in households," according to the Census--has remained about 91% of the total population, with the remaining 9% living in group quarters. In this regard, Berkeley is atypical of the entire region, where upwards of 98% of the population live in residential dwellings and between 1% and 2% live in group quarters. Those living in college dormitories account for one out of 15 Berkeley residents, but only one out of 250 in the metropolitan area as a whole.

Household size--the average number of people living together in a dwelling--is typically smaller in Berkeley than in the metropolitan area as a whole. Berkeley's downward trend in average household size over the past two decades results from the fact that the number of households has grown by 5,018 while the number of people living in households has declined by 7,603. Just in the past decade, both the number of households and the number of people living in households declined, but the latter dropped much farther. In fact, by 1980, Berkeley had an average household size of 2.1 people,--smaller than either Oakland (2.3), Richmond (2.6) or the metropolitan area as a whole (2.5).

*See Table 1.1, footnote #2 regarding corrected 1970 Census data.

**Alameda, Contra Costa, Marin, San Francisco and San Mateo Counties, which constitute the San Francisco-Oakland Standard Metropolitan Statistical Area (SMSA).

The number of families living in Berkeley has also been falling rapidly, with a 22% drop in the last 10 years. By 1980, there were about 5,000 fewer families, with Blacks showing a decline of about 22%, the same as the rate for all families, but Whites showed a 26% decline. During the same period, however, families of other racial minorities actually increased in number and percent.

Families have also been getting smaller, with Berkeley's average family now consisting of fewer than 3 people. This is a typical pattern throughout the metropolitan area, where the average family size declined from 3.38 to 3.14 in the past 10 years. Only 53% of Berkeley residents are living with a family member, and only 43% of Berkeley households contain a family. For the metropolitan area as a whole, these figures are substantially higher--77% and 63%, respectively. Since 1970, most areas show a drop in the proportion of the population living with family members, but due largely to the many university students in Berkeley, the decline in family members here is especially pronounced.

Berkeley's population is predominantly White (66%), but in the past decade, the White population declined 14%, while the total population decreased only 12%. The proportion of the total population that is Black dropped from 24% to 20%, reflecting a net decrease of almost 7,000 persons--a 24% decline, twice the rate of the City's population. All other racial groups make up 15% of Berkeley's population in 1980, whereas in 1970, they added to only 8%. Thus, while both the Black and White population groups declined, along with the total population, other racial groups increased by 40% in the last decade.*

Berkeley residents include not only a smaller proportion that are White but an even smaller proportion that are of Spanish origin, compared with the metropolitan area as a whole. On the other hand, a much higher proportion of Berkeley residents are Black--20%, compared with only 12% for the larger area.

The racial balance of Berkeley's public schools has remained almost unchanged since 1968, with some variation from year to year.** A major change has occurred, however, in the decline in total enrollment, from 15,561 in 1968 to 9,554 in 1981. This is three times the rate at which the total population has been declining, which further illustrates the shift from family to non-family households.

All groups identified in public school records showed a comparable decline, except for Hispanics. This group declined along with all others from 1968 to 1975, but since then has been increasing, both in number of students (394 to 470) and in percentage (3.2% to 5% of the total enrollment).

*Changes in number of persons in specific other racial groups is difficult to document, since the 1970 and 1980 Censuses did not use comparable categories for racial composition.

**Berkeley Unified School District, "Report of the Student Racial Census for Grades Kindergarten through Twelve," October 1981.

TABLE 1.1. GENERAL POPULATION AND HOUSEHOLD TRENDS, 1960, 1970,
1980: BERKELEY AND SMSA¹

| | Berkeley | | | SMSA | | |
|--|----------|----------------------|---------|-----------|-----------|-----------|
| | 1960 | 1970 | 1980 | 1960 | 1970 | 1980 |
| Total population | 111,268 | 116,716 ² | 103,328 | 2,783,359 | 3,109,519 | 3,250,630 |
| % Change | | +5% | -11% | | +12% | +5% |
| Persons in Households ³ | 101,946 | 106,110 | 94,343 | 2,695,642 | 3,028,343 | 3,177,235 |
| Number of Households | 39,686 | 45,655 | 44,704 | 923,045 | 1,085,852 | 1,280,506 |
| % Change | | +15% | -2% | | +18% | +18% |
| Persons per Household | 2.57 | 2.32 | 2.11 | 2.92 | 2.79 | 2.48 |
| % Change | | -10% | -9% | | -4% | -11% |
| Persons in Families | 97,013 | 74,316 | 54,854 | 2,410,366 | 2,623,462 | 2,513,001 |
| % Change | | -23% | -26% | | +9% | -4% |
| Number of Families | 26,761 | 24,703 | 19,239 | 701,598 | 776,393 | 801,511 |
| % Change | | -8% | -22% | | +11% | +3% |
| Persons per Family | 3.63 | 3.01 | 2.85 | 3.44 | 3.38 | 3.14 |
| % Change | | -17% | -5% | | -2% | -7% |
| Families as % of All Households | 67% | 54% | 44% | 76% | 72% | 63% |
| Persons in Families as % of Total Persons | 87% | 64% | 53% | 87% | 84% | 77% |

¹ SMSA: 5 county "Standard Metropolitan Statistical Area," including Alameda, Contra Costa, Marin, San Francisco and San Mateo Counties.

² A revised estimate of Berkeley's total population for 1970 was reported by the Census Bureau as 114,091. This corrected total is not used in this Housing Element because the Census Bureau did not also report corrected components of that total, such as "population in families," "population by race," etc.

³ A "household," according to the Census, is the same as the occupant(s) of a "housing unit," or residential dwelling. Persons in households include single persons living alone and people living with non-relatives, as well as families. "Total population" exceeds "persons in households" by the number of people living in group quarters such as college dormitories, rooming houses, etc.

Source: U.S. Census of Population.

TABLE 1.2. POPULATION IN HOUSEHOLDS AND GROUP QUARTERS,
1970 AND 1980: BERKELEY, SMSA, OAKLAND AND
RICHMOND

- 1980 -

| | <u>Berkeley</u> | <u>SMSA</u> | <u>Oakland</u> | <u>Richmond</u> |
|---------------------------|-----------------|-------------|----------------|-----------------|
| Total Population | 103,328 | 3,250,630 | 339,337 | 74,676 |
| Persons in Households | 94,343 | 3,177,235 | 331,369 | 74,126 |
| % of Total Population | 91% | 98% | 98% | 99% |
| Persons in Group Quarters | 8,985 | 73,395 | 7,968 | 550 |
| In College Dormitory | 6,926 | 13,459 | 836 | 0 |
| In Home for the Aged | 511 | 16,974 | 2,497 | 298 |
| In Mental Hospital | 6 | 1,763 | 238 | 21 |
| Other Institution | 90 | 11,421 | 582 | 104 |
| Other Group Quarters* | 1,452 | 29,778 | 3,815 | 127 |

- 1970 -

| | <u>Berkeley</u> | <u>SMSA</u> | <u>Oakland</u> | <u>Richmond</u> |
|---------------------------|-----------------|-------------|----------------|-----------------|
| Total Population | 116,716 | 3,109,519 | 361,561 | 79,043 |
| Persons in Households | 106,110 | 3,028,343 | 351,183 | 78,317 |
| % of Total Population | 91% | 97% | 97% | 99% |
| Persons in Group Quarters | 10,296 | 81,492 | 10,734 | 722 |
| In College Dormitory | 7,145 | 13,016 | 1,066 | 0 |
| In Home for the Aged | 862 | 15,518 | 2,797 | 295 |
| In Mental Hospital | - | 1,528 | 549 | 16 |
| Other Institution | 230 | 11,953 | 474 | 15 |
| Other Group Quarters* | 2,059 | 39,477 | 5,848 | 396 |

*In 1970, persons counted in "other group quarters" included those living in households containing 5 or more persons not related to the head of household (principal tenant or owner). In 1980, this category included such households where 9 or more persons were unrelated to the household head. Thus, part of the decline from 1970 to 1980 is due to this change in definition, but there is no data from the Census to measure the effect of this change.

Source: 1980 U.S. Census, Summary Tape STF-1 for total population, persons in households and persons in group quarters. Subtotals were estimated by adjusting sample data from STF-3 to be consistent with totals contained in STF-1.

TABLE 1.3. POPULATION AND FAMILIES BY RACE/SPANISH ORIGIN, 1970
AND 1980: BERKELEY AND SMSA¹

| | BERKELEY | | | | SMSA | | | |
|---|-----------------|------|--------|------|-----------|-------|-----------|------|
| | 1970 | | 1980 | | 1970 | | 1980 | |
| | # | % | # | % | # | % | # | % |
| Persons by Race/ Spanish Origin | | | | | | | | |
| White | 79,041 | 68% | 68,198 | 66% | 2,574,802 | 83% | 2,334,928 | 72% |
| Black | 27,421 | 24% | 20,770 | 20% | 330,107 | 11% | 391,162 | 12% |
| Native American ² | nc ³ | | 445 | <1% | nc | | 18,136 | 1% |
| Asian & Pacific Islanders ⁴ | nc | | 9,897 | 10% | nc | | 325,619 | 10% |
| Other | nc | | 4,018 | 4% | nc | | 180,785 | 6% |
| Spanish Origin | nc | | 5,219 | 5% | nc | | 351,698 | 11% |
| % Change: Total | | -12% | | | | +5% | | |
| White | | -14% | | | | -9% | | |
| Black | | -24% | | | | +18% | | |
| Other | | +40% | | | | +156% | | |
| Families by Race | 24,703 | 100% | 19,239 | 100% | 776,393 | 100% | 801,511 | 100% |
| White | 16,058 | 65% | 11,885 | 62% | 657,258 | 85% | 601,346 | 75% |
| Black | 6,904 | 28% | 5,385 | 28% | 75,437 | 10% | 94,556 | 12% |
| Other | 1,741 | 7% | 1,969 | 10% | 43,698 | 6% | 105,609 | 13% |
| % Change: Total | | -22% | | | | +3% | | |
| White | | -26% | | | | -9% | | |
| Black | | -22% | | | | +25% | | |
| Other | | +13% | | | | +142% | | |

¹SMSA: 5 county "Standard Metropolitan Statistical Area," including Alameda, Contra Costa, Marin, San Francisco and San Mateo Counties.

²"Native American" includes American Indian, Eskimo and Aleut in 1980.

³Census data in 1970 was not comparable to 1980 data for these groups.

⁴"Asian and Pacific Islanders" include Japanese, Chinese, Filipino, Korean, Asian Indian, Vietnamese, Hawaiian, Guamanian, and Samoan in 1980.

Source: U.S. Census of Population.

Black and White students have been roughly balanced over most of the period, with each group constituting about 43% of total public school enrollment. The 1980 Census, on the other hand, reports that 54% of the public school age children are White and only 34% are Black. Thus, it appears that White families tend to have fewer children than Blacks and/or more of Berkeley's White families are childless, in addition to the fact that White children are more likely to attend private schools than are Black children.

C. Employment and Income Distribution and Trends

In 1981, there were about 55,000 jobs located in Berkeley, according to the latest information available from the State Economic Development Department. This indicates a loss of approximately 3,600 jobs since 1970, when a regional transportation study estimated Berkeley employment to be about 59,000.¹ During the same decade, the Census Bureau reported an increase of 603 in the number of employed Berkeley residents, from 50,562 to 51,165.

The fact that local employment opportunities have been declining suggests that housing demand should be easing: households declined only 2%, while job loss was 6%. On the other hand, since there are still many more jobs located in the City than there are employed residents, it would appear that Berkeley is more of an employment center than a "bedroom community" and that housing demand should remain strong.

Furthermore, as Table 1.4 points out, only about 22,200 Berkeley residents work in Berkeley. Thus, with a total of 55,400 jobs in the City, it appears that more than 33,200 people who live elsewhere commute to work in Berkeley. This definitely points to a strong market for Berkeley housing, in spite of the recent decline in jobs here.

The employment profile of Berkeley residents has shifted slightly, between 1970 and 1980, more into private sector work and out of government employment. In 1970, 40% of Berkeley's employed residents worked in federal, state or local government service; by 1980, this figure had dropped to 34%. This compares with 17% of employed residents throughout the metropolitan area working in government service. Thus, even with the substantial decline that has recently taken place, government employment is still an important element in Berkeley's economic picture. This is especially true of the State government, which employs more than 19% of Berkeley residents who work, compared with less than 4% of metropolitan area workers.

¹Population, Employment and Land Use Projections, San Francisco Bay Region: 1970-2000, Summary of Series 2 Projections, Joint Land Use Transportation Planning Program, Association of Bay Area Governments and Metropolitan Transportation Commission, August 1973.

TABLE 1.4. WORKERS AGED 16 AND OVER BY PLACE OF WORK,
1980: BERKELEY

| | 1980 | |
|------------------------------------|--------|------|
| | # | % |
| Berkeley residents who: | | |
| Work in Berkeley | 22,192 | 45% |
| Work in Alameda County | 33,141 | 67% |
| Work in San Francisco-Oakland SMSA | 44,834 | 90% |
| Not reported | 3,682 | 7% |
| Total | 49,767 | 100% |

Source: U.S. Census, 1970 and 1980.

BERKELEY RESIDENTS

TABLE 1.5. EMPLOYED PERSONS AGED 16 AND OVER BY CLASS OF WORKER,
1980 AND 1970: BERKELEY AND SMSA

| | 1980 | | 1970 | | 1970-80 Change | |
|--------------------------------|-----------|------|-----------|------|-------------------|------|
| | # | % | # | % | # | % |
| <u>Berkeley</u> | | | | | | |
| Private wage and salary worker | 28,017 | 55% | 26,774 | 53% | +1,243 | +5% |
| Self-employed worker | 5,574 | 11% | 3,594 | 7% | +1,980 | +55% |
| Federal government worker | 2,800 | 6% | 3,869 | 8% | -1,069 | -28% |
| State government worker | 9,868 | 19% | 10,642 | 21% | -774 | -7% |
| Local government worker | 4,677 | 9% | 5,497 | 11% | -820 | -15% |
| Unpaid family worker | 229 | <1% | 186 | <1% | +43 | +23% |
| Total | 51,165 | 100% | 50,562 | 100% | +603 | +1% |
| <u>SMSA</u> | | | | | | |
| Private wage and salary worker | 1,194,633 | 75% | 926,371 | 73% | +268,262 | +29% |
| Self-employed worker | 120,825 | 8% | 90,007 | 7% | +30,818 | +34% |
| Federal government worker | 73,644 | 5% | 80,211 | 6% | -6,567 | -8% |
| State government worker | 59,982 | 4% | 51,516 | 4% | +8,456 | +16% |
| Local government worker | 137,908 | 9% | 114,696 | 9% | +23,212 | +20% |
| Unpaid family worker | 5,900 | <1% | 4,832 | <1% | +1,068 | +22% |
| Total | 1,592,892 | 100% | 1,267,643 | 100% | +325,249 | +26% |

Source: U.S. Census, 1970 and 1980.

TABLE 1.6. TRENDS IN RETAIL AND SERVICE BUSINESSES, 1967, 1972, 1977: BERKELEY AND ALAMEDA COUNTY

| | <u>Berkeley</u> | | | | |
|-----------------------------|-----------------------|-------------|-------------|-----------------|----------------|
| | <u>1967</u> | <u>1972</u> | <u>1977</u> | <u>% Change</u> | |
| | | | | <u>1967-77</u> | <u>1972-77</u> |
| Retail Trade Establishments | 950 | 1,019 | 1,077 | +13% | +6% |
| Without payroll | 224 | 232 | 306 | +37% | +32% |
| With payroll | 726 | 787 | 771 | +6% | -2% |
| # of employees | 6,400 | 6,800 | 7,300 | +14% | +7% |
| Service Establishments | 942 | 1,359 | 1,764 | +87% | +30% |
| Without payroll | 580 | 900 | 1,297 | +124% | +44% |
| With payroll | 362 | 459 | 467 | +29% | +2% |
| # of employees | 2,800 | 3,700 | 3,300 | +18% | -11% |
| Total without payroll | 804 | 1,132 | 1,603 | +99% | +42% |
| | <u>Alameda County</u> | | | | |
| | | | | | |
| Retail Trade Establishments | 8,236 | 8,518 | 8,351 | +1% | -2% |
| Without payroll | 2,650 | 2,556 | 2,448 | -8% | -4% |
| With payroll | 5,586 | 5,962 | 5,903 | +6% | -1% |
| # of employees | 51,000 | 56,700 | 61,700 | +21% | +9% |
| Service Establishments | 6,729 | 8,820 | 10,864 | +61% | +23% |
| Without payroll | 3,808 | 5,025 | 6,867 | +80% | +37% |
| With payroll | 2,921 | 3,795 | 3,997 | +37% | +5% |
| # of employees | 23,700 | 31,700 | 33,700 | +42% | +6% |
| Total without payroll | 6,458 | 7,581 | 9,315 | +44% | +23% |

Source: U.S. Department of Commerce, Bureau of the Census, Geographic Area Series: California Reports.

To the extent that government employment represents a more stable income than is provided by private business--as it has done traditionally--Berkeley's employment profile bodes well for the housing market. On the other hand, the picture seems to be changing, with Berkeley becoming more like the metropolitan area in this respect. Actually, the fastest growing employment sector, in Berkeley as in the entire metropolitan area, is that of self-employed workers, probably the least stable as to source of income. This category of worker increased by 55% in Berkeley from 1970 to 1980, and by 34% in the SMSA. During the mid-70's, the number of small retail and service establishments located in Berkeley grew at almost twice the rate recorded for Alameda County, where total employment and population increased much faster than in Berkeley. To the extent that this trend reflects the economic behavior of Berkeley residents, it suggests an increase in risk-taking, but at the same time it also reflects a belief that there is enough disposable income available in Berkeley to support the additional businesses. When more current data becomes available on the trend in retail and service businesses, it will confirm whether this trend has been sustained.

Between 1969 and 1979, the median income of all Berkeley households increased from about \$6,660 to \$13,500, as reported by the Census. This reflects an average annual increase of about 7.4% per year, which is somewhat below the rate of growth in the Consumer Price Index for the metropolitan area, which was approximately 7.9%. For families, the median income has increased at about the same rate, but it has remained close to 50% above the median for all households in Berkeley. The big gap between household and family incomes in Berkeley is due mainly to the number of non-family households, including many single people living alone and with relatively low incomes. For the metropolitan area as a whole, median family income is only about 25% above that for all households, since, in the larger area, the proportion of non-family households is much lower than in Berkeley.

TABLE 1.7. MEDIAN INCOME FOR HOUSEHOLDS AND FAMILIES,
1969 AND 1979: BERKELEY AND SMSA

| | <u>Berkeley</u> | <u>SMSA</u> |
|-------------------------------------|-----------------|-------------|
| Median income for all households | | |
| in 1979 | \$13,506 | \$20,018 |
| in 1969 | 6,624* | 9,585* |
| Families | | |
| in 1979 | 20,360 | 24,649 |
| in 1969 | 9,987 | 11,802 |

Source: U.S. Census, 1970 and 1980; ABAG estimates (*).

As Table 1.8 illustrates, a large proportion of Berkeley households have very low incomes--20% below \$5,000 and 39% below \$10,000 in 1979. These figures drop to 10% and 24% for families, but even these are relatively high percentages compared with estimates for the entire metropolitan area. Black families and those of Spanish origin are particularly concentrated among the low income categories.

TABLE 1.8. HOUSEHOLDS AND FAMILIES DISTRIBUTED BY INCOME, 1979:
BERKELEY AND SMSA

| <u>Berkeley</u> | | | | | | |
|--------------------|-------------------|---|--------------|--------------|--------------|----------------|
| | <u>% of All</u> | <u>% of Families by Race/Spanish Origin</u> | | | | |
| | <u>Households</u> | <u>Total</u> | <u>White</u> | <u>Black</u> | <u>Asian</u> | <u>Spanish</u> |
| Less than \$ 5,000 | 20 | 10 | 6 | 16 | 11 | 14 |
| \$ 5,000 - 7,499 | 11 | 7 | 5 | 10 | 4 | 3 |
| \$ 7,500 - 9,999 | 8 | 7 | 5 | 10 | 4 | 12 |
| \$10,000 - 14,999 | 15 | 14 | 12 | 19 | 10 | 20 |
| \$15,000 - 19,999 | 12 | 12 | 12 | 14 | 11 | 9 |
| \$20,000 - 24,999 | 9 | 11 | 11 | 10 | 14 | 13 |
| \$25,000 - 34,999 | 10 | 15 | 16 | 13 | 18 | 18 |
| \$35,000 - 49,999 | 8 | 13 | 16 | 6 | 19 | 8 |
| \$50,000 or more | 6 | 11 | 16 | 2 | 9 | 2 |
| Total Households | 100% | 100% | 100% | 100% | 100% | 100% |
| Median Income | \$13,506 | \$20,360 | \$24,260* | \$13,741* | \$23,561* | \$15,411* |
| Mean Income | \$18,942 | \$26,554 | \$30,593 | \$16,467 | \$26,437 | \$18,391 |

| <u>SMSA</u> | | | | | | |
|--------------------|-------------------|---|--------------|--------------|--------------|----------------|
| | <u>% of All</u> | <u>% of Families by Race/Spanish Origin</u> | | | | |
| | <u>Households</u> | <u>Total</u> | <u>White</u> | <u>Black</u> | <u>Asian</u> | <u>Spanish</u> |
| Less than \$ 5,000 | 11 | 6 | 4 | 16 | 6 | 8 |
| \$ 5,000 - 7,499 | 6 | 4 | 3 | 9 | 4 | 6 |
| \$ 7,500 - 9,999 | 6 | 5 | 4 | 9 | 5 | 7 |
| \$10,000 - 14,999 | 13 | 11 | 10 | 16 | 11 | 14 |
| \$15,000 - 19,999 | 13 | 12 | 11 | 13 | 12 | 14 |
| \$20,000 - 24,999 | 12 | 13 | 13 | 11 | 14 | 16 |
| \$25,000 - 34,999 | 18 | 22 | 23 | 14 | 23 | 21 |
| \$35,000 - 49,999 | 13 | 17 | 18 | 9 | 17 | 11 |
| \$50,000 or more | 8 | 10 | 12 | 3 | 8 | 4 |
| Total Households | 100% | 100% | 100% | 100% | 100% | 100% |
| Median Income | \$20,018 | \$24,649 | \$26,637* | \$15,272* | \$24,581* | \$20,399* |
| Mean Income | \$24,041 | \$29,561 | \$30,662 | \$18,408 | \$26,336 | \$22,185 |

*Median incomes by race/Spanish origin are ABAG estimates and not available in the Census.

Columns may not add to 100%, due to rounding.

Source: U.S. Census, 1980: STF-3.

Not surprisingly, low income households are also predominantly renters, rather than homeowners. This is almost as true for the metropolitan area as it is for Berkeley, although a much larger proportion of households rent in Berkeley. Only among those earning above \$20,000, do homeowners outnumber renters.

TABLE 1.9. RENTER HOUSEHOLDS AS A PERCENTAGE OF ALL HOUSEHOLDS, BY INCOME GROUP, 1979: BERKELEY AND SMSA

| <u>Income Group</u> | <u>Renter Households as % of All Households</u> | |
|---------------------|---|-------------|
| | <u>Berkeley</u> | <u>SMSA</u> |
| Less than \$5,000 | 87% | 78% |
| \$ 5,000 to 9,999 | 83% | 73% |
| \$10,000 to 14,999 | 78% | 70% |
| \$15,000 to 19,999 | 69% | 60% |
| \$20,000 or more | <u>37%</u> | <u>31%</u> |
| Total Households | 66% | 51% |

Source: U.S. Census, 1980: STF-3.

About 1/3 of Berkeley households reported incomes of \$20,000 or more in 1979 and close to two-thirds of these are homeowners. Four out of five of such households (10,843 out of 13,537) pay less than 20% of their incomes for housing costs, and this applies both to renters and to homeowners.* Out of approximately 17,000 households who pay less than 20% of their incomes for shelter, close to 8,000 (46%) are renters and more than half of those earn \$20,000 or more.

At the other extreme, there are 13,000 households paying at least 35% of their income for housing, and close to 80% (10,100) of these are renters who report incomes of less than \$10,000. This means that lower income households are not only predominantly renters but also tend to pay higher proportions of their incomes for shelter than do households with greater incomes.

Between 1969 and 1979, Census data indicates that the proportion of Berkeley families with very low incomes increased, as did those with high incomes, while those in the middle of the income spectrum--low and moderate income families--became a smaller share of the total. This observation is based on a comparison of the distribution of families by income level in 1980 with that in 1970. Although the total number of families in the City declined 20% during the decade, very low income families--those earning less than half the median for all families in the City--declined only 10%. Meanwhile, those earning between 50% and 120% of the median declined to a much greater extent than the total. (See Table 1.11, page 1-14.)

*See Chapter 3, page ____, for further discussion of housing costs.

TABLE 1.10. HOUSEHOLDS BY INCOME LEVEL AND TENURE AND BY HOUSING COSTS AS A % OF INCOME IN 1979: BERKELEY

| | Housing Costs as a % of Income | | | | | | | | | |
|------------------|--------------------------------|-------|-----------|-------|-----------|-------|--------|-------|-----------------|--------|
| | <20% | | 20% - 24% | | 25% - 35% | | 35% + | | Total Reporting | |
| | Rent | Own | Rent | Own | Rent | Own | Rent | Own | Rent | Own |
| under \$5,000 | 110 | 69 | 82 | 166 | 267 | 223 | 6,035 | 570 | 6,494 | 1,028 |
| \$ 5,000- 9,999 | 422 | 584 | 537 | 157 | 1,692 | 187 | 4,079 | 486 | 6,730 | 1,414 |
| \$10,000-14,999 | 1,255 | 875 | 1,285 | 130 | 1,570 | 170 | 840 | 243 | 4,950 | 1,418 |
| \$15,000-19,999 | 1,983 | 966 | 587 | 125 | 629 | 235 | 206 | 195 | 3,405 | 1,521 |
| \$20,000 or more | 4,093 | 6,750 | 420 | 726 | 403 | 720 | 40 | 385 | 4,956 | 8,581 |
| Total Reporting | 7,863 | 9,244 | 2,911 | 1,304 | 4,561 | 1,535 | 11,200 | 1,879 | 26,535 | 13,962 |

Among Berkeley's Black families, the shift in income distribution from 1969 to 1979 was even more pronounced than for all families. Those in the very low income category actually increased in number, growing from 27% to 37% of all Black families in the City. At the same time, moderate income Black families declined 40% in number, dropping from 26% to less than 20% of the total.

To better understand the meaning of these income shifts, one would have to examine comparable data for the metropolitan area as a whole and other cities within, in order to judge whether Berkeley families are moving to other areas or whether Berkeley is simply sharing in regional trend. As for housing needs, however, these observations do suggest that Berkeley may be experiencing an increasing need for very low income housing.

TABLE 1.11. BERKELEY FAMILIES BY INCOME LEVEL, 1969 AND 1979

| | 1969 | | 1979 | | 1969-79 Change | |
|-----------------------|---------------|-------------|---------------|-------------|----------------|-------------|
| | # | % | # | % | # | % |
| <u>All Families</u> | <u>24,379</u> | <u>100%</u> | <u>19,534</u> | <u>100%</u> | <u>-4,845</u> | <u>-20%</u> |
| Very low income | 5,161 | 21.2% | 4,631 | 23.7% | -530 | -10% |
| Low income | 4,456 | 18.3% | 3,217 | 16.5% | -1,239 | -28% |
| Moderate income | 5,111 | 21.0% | 3,700 | 18.9% | -1,411 | -28% |
| Above moderate | 9,651 | 39.6% | 7,986 | 40.9% | -1,665 | -17% |
| <u>Black Families</u> | <u>6,714</u> | <u>100%</u> | <u>5,385</u> | <u>100%</u> | <u>-1,329</u> | <u>-20%</u> |
| Very low income | 1,783 | 26.6% | 1,970 | 36.6% | +187 | +10% |
| Low income | 1,577 | 23.5% | 1,169 | 21.7% | -408 | -26% |
| Moderate income | 1,741 | 25.9% | 1,044 | 19.4% | -697 | -40% |
| Above moderate | 1,613 | 24.0% | 1,202 | 22.3% | -411 | -25% |

Explanation:

Median family income: \$9,987 in 1969; \$20,360 in 1979.

Very low income: Below 50% of median income.

Low income: Between 50% and 80% of median income.

Moderate income: Between 80% and 120% of median income.

Above moderate: Above 120% of median income.

Source: U.S. Census, 1980 and 1970. Family distribution estimated by ABAG.

CHAPTER 2. SPECIAL POPULATION AND HOUSEHOLD GROUPS

A. Summary

Berkeley's elderly population has been declining, both in number of elderly and as a percent of the City's total residents, while an increasing number are minorities. Most of Berkeley's elderly are homeowners and many live alone. Elderly constitute over half of the City's total disabled population, but only 11% of all residents. On the other hand, Berkeley has a somewhat larger share of the region's disabled adults, compared with its share of total adult population. Special housing needed for those physically handicapped is estimated at about 7% of the City's total supply.

The number of very large households in Berkeley has been declining, as the average household size for the City as a whole has also been falling. Homeowners predominate among large households, but the number of homeowners has been declining faster than the total of all large households.

Single-parent families have been increasing while the total number of families has declined. Thus, single-parent families now constitute four out of every ten Berkeley families that include children under the age of 18. Most of these are headed by a single female parent, almost half of which are Black.

Twenty percent of Berkeley's residents are enrolled fulltime at the University of California. More than two-thirds of U.C.'s total enrollment live in Berkeley, and most find housing in the private market rather than in campus housing. The University plans to produce more student housing, both for single and married students, to shift the preponderance to campus housing and away from the private market.

B. Elderly

Persons aged 65 and over currently make up about 11% of Berkeley's total population, which is fairly typical of the metropolitan area as a whole. In contrast to the metropolitan area, however, Berkeley's elderly population has been declining--at a faster rate, in fact, than the total population--while in the larger area, persons 65 and older have been increasing much faster than the total population. As to racial composition, the proportion of Blacks among Berkeley's elderly has increased even more rapidly--rising from 14% in 1970 to 26% in 1980--a trend that is repeated in other central cities in the region.

More than half (57%) of Berkeley's elderly live in family households--a somewhat lower proportion than is typical for the region as a whole (61%). Of those who live in non-family households (4,268), almost 90% (3,790) live alone. In fact, one out of five of all Berkeley residents living alone is an elderly person, while other areas in the region show even higher proportions.

TABLE 2.1. TOTAL POPULATION, ELDERLY AND BLACK ELDERLY, 1970 AND 1980: BERKELEY, SMSA, OAKLAND, RICHMOND

| | <u>Total Population</u> | | <u>Elderly Population, 65+</u> | | <u>Black Elderly, 65+</u> | |
|--------------|-------------------------|-------------|--------------------------------|-------------|---------------------------|-------------|
| | <u>1970</u> | <u>1980</u> | <u>1970</u> | <u>1980</u> | <u>1970</u> | <u>1980</u> |
| Berkeley - # | 116,716 | 103,328 | 13,182 | 11,132 | 1,906 | 2,895 |
| % change | | -12% | | -16% | | +52% |
| SMSA - # | 3,109,519 | 3,250,630 | 295,478 | 362,896 | 15,877 | 28,352 |
| % change | | +5% | | +23% | | +79% |
| Oakland - # | 361,561 | 339,288 | 47,608 | 44,795 | 6,675 | 11,892 |
| % change | | -6% | | -6% | | +78% |
| Richmond - # | 79,043 | 74,676 | 6,123 | 7,836 | 1,014 | 2,212 |
| % change | | -6% | | +28% | | +118% |

Source: U.S. Census, 1970 and 1980.

TABLE 2.2. TOTAL AND ELDERLY POPULATION BY HOUSEHOLD TYPE, 1980: BERKELEY AND SMSA

| | <u>Total</u> | <u>BERKELEY</u> | |
|--------------------------|--------------|--------------------|-------------------|
| | | <u>Persons 65+</u> | |
| | | <u>#</u> | <u>% of Total</u> |
| All persons | 103,328 | 11,132 | 11% |
| In family households | 57,352 | 6,358 | 11% |
| In non-family households | 36,991 | 4,268 | 12% |
| In group quarters | 8,985 | 506 | 6% |

| | <u>Total</u> | <u>SMSA</u> | |
|--------------------------|--------------|--------------------|-------------------|
| | | <u>Persons 65+</u> | |
| | | <u>#</u> | <u>% of Total</u> |
| All persons | 3,250,630 | 362,893 | 11% |
| In family households | 2,564,724 | 222,030 | 9% |
| In non-family households | 612,511 | 116,840 | 19% |
| In group quarters | 73,395 | 24,023 | 33% |

Source: U.S. Census, 1980.

Only ten percent of Berkeley's renter households includes an elderly person, and only one out of three households containing any elderly people is a renter household. Thus, the majority of Berkeley's elderly appears to be homeowners, many of whom live alone. Data on the disabled population (see next section) indicates that about 16% (1,671) of Berkeley seniors are physically handicapped.

TABLE 2.3. GENERAL CHARACTERISTICS OF HOUSEHOLDS CONTAINING ELDERLY PERSONS, 1980: BERKELEY, SMSA, OAKLAND, RICHMOND

| | <u>Berkeley</u> | <u>SMSA</u> | <u>Oakland</u> | <u>Richmond</u> |
|--|-----------------|-------------|----------------|-----------------|
| Households with one or more persons 65 or older (65+) | 8,274 | 263,169 | 32,293 | 5,914 |
| % of all households | 19% | 21% | 23% | 21% |
| Renter households with one or more persons 65+ | 2,821 | 96,379 | 13,876 | 1,566 |
| % of all renter households | 10% | 16% | 17% | 13% |
| Renter households with 65+ as % of all households with 65+ | 34% | 37% | 43% | 26% |
| Single-person households 65+ | 3,790 | 106,172 | 14,651 | 2,230 |
| % of all 1-person households | 21% | 28% | 28% | 30% |
| % of all persons 65+ | 34% | 29% | 33% | 28% |
| % of households with 65+ | 46% | 40% | 45% | 38% |

Source: U.S. Census, 1980.

C. Physically Handicapped

Based on 1980 Census data, it is estimated that close to 3,200 Berkeley residents are physically disabled--i.e., identify themselves as having a physical, mental or other health condition that has lasted six months or more and results in a "public transportation disability." This data was taken as a fairly reliable--although indirect--basis for estimating the need for special housing facilities for physically handicapped people since it does refer to a physical impairment and is derived from a relatively large sample survey of the total population. However, comparable data from earlier Censuses are not available, so trends cannot be traced.

TABLE 2.4. HANDICAPPED ADULTS, NOT IN INSTITUTIONS,
1980: BERKELEY AND SMSA

| | <u>BERKELEY</u> | | | <u>SMSA</u> | | |
|--------------------------------------|-----------------|--------------|------------|--------------|--------------|------------|
| | <u>Total</u> | <u>16-64</u> | <u>65+</u> | <u>Total</u> | <u>16-64</u> | <u>65+</u> |
| Total adults, not in institutions | 89,197 | 78,685 | 10,512 | 2,565,511 | 2,221,569 | 343,942 |
| Disabled | 3,167 | 1,496 | 1,671 | 89,568 | 38,138 | 51,430 |
| Disabled as % of total | 3.55% | 1.90% | 15.90% | 3.49% | 1.72% | 14.95% |

Source: U.S. Census, 1980, STF-3: "Non-Institutional Persons 16 and Over by Age and by Public Transportation Disability."

Almost half of the total--about 1,500--are between the ages of 16 and 64. Compared with the rest of the metropolitan area, the disabled population in Berkeley tends to be somewhat younger as well as a slightly higher proportion of the total population. Moreover, a somewhat larger share of Berkeley's elderly is estimated to be disabled than is estimated for the entire metropolitan area.

Assuming one disabled person per household--all aged 16 and over and none living in institutions--about 7% of Berkeley's households would benefit from having special facilities to meet the needs of the handicapped. These facilities would include increased door sizes, access ramps, specially designed kitchen and bathroom hardware, emergency buzzers, etc. Much of the housing especially suited to the needs of elderly people should have many of the same types of facilities.

D. Very Large Households

Close to 1,000 Berkeley households include six or more people. This is just 2% of the City's total households, but still a substantial number, considering the fact that the citywide average is only 2.1 persons per household. Large households are predominantly homeowners rather than renters. Only among small households do renters outnumber homeowners.

Since many of Berkeley's older single-family homes are relatively large, and most of these are owner-occupied, it can be assumed that most of the large homeowner households have sufficient space to meet their needs. Due to inadequate data, one can only speculate on the adequacy of rental housing available for those large households who do not own their homes. On the other hand, it is also likely that many of the large tenant households are not families and that they include people who live together for financial and/or communal reasons. If Berkeley did not contain so many large homes, such possibilities would not exist and there would be a greater demand for smaller units.

TABLE 2.5. HOUSEHOLD SIZE BY TENURE, 1970 AND 1980: BERKELEY

| | <u>1980</u> | | | | <u>1970</u> | | | |
|-------------------|--------------|-------|-----------------|-----------------------|-------------|-------|-----------------|-----------------------|
| | Total | % | Renter Occupied | Renters as % of Total | Total | % | Renter Occupied | Renters as % of Total |
| All households | 44,704 | 100.0 | 27,821 | 62.2 | 45,655 | 100.0 | 29,732 | 65.1 |
| 1 person | 17,691 | 39.6 | 13,688 | 77.4 | 15,279 | 33.5 | 12,178 | 79.7 |
| 2 persons | 14,653 | 32.8 | 8,610 | 58.8 | 15,465 | 33.9 | 9,816 | 63.5 |
| 3 persons | 6,078 | 13.6 | 3,096 | 50.9 | 6,464 | 14.2 | 3,841 | 59.4 |
| 4 persons | 3,840 | 8.6 | 1,536 | 40.0 | 4,583 | 10.0 | 2,352 | 51.3 |
| 5 persons | 2,442 (1,483 | 5.5 | 520 | 35.1 | 3864 (2,218 | 4.9 | 937 | 42.2 |
| 6 or more persons | 959 - 41.7 | 2.1 | 371 | 38.7 | 1,646 | 3.6 | 608 | 36.9 |

Source: U.S. Census, 1980, STF-1.

E. Single-Parent Families

Almost 9,000 Berkeley families include children, and in 40% of these, the children live with only one parent. Since 1970, the number of single-parent families has increased dramatically--up 20% in Berkeley and to an even greater extent in other areas of the region. With the simultaneous decline in the total number of families, the proportion that are headed by only one parent has risen from 28% to 40% in the past ten years. This trend is evident in other areas as well, although the percentages are not always as high as in Berkeley.

TABLE 2.6. SINGLE-PARENT FAMILIES, 1970 AND 1980: BERKELEY, SMSA, OAKLAND AND RICHMOND

| | <u>Total Families With Own Children*</u> | | <u>1-Parent Families With Own Children*</u> | | <u>1-Parent Families as % of Total</u> | |
|--------------|--|-------------|---|-------------|--|-------------|
| | <u>1970</u> | <u>1980</u> | <u>1970</u> | <u>1980</u> | <u>1970</u> | <u>1980</u> |
| Berkeley - # | 10,727 | 8,896 | 2,994 | 3,584 | 28% | 40% |
| % change | | -17% | | +20% | | |
| SMSA - # | 408,598 | 391,000 | 64,215 | 94,961 | 16% | 24% |
| % change | | -4% | | +48% | | |
| Oakland - # | 40,593 | 39,958 | 10,792 | 17,632 | 27% | 44% |
| % change | | -2% | | +63% | | |
| Richmond - # | 11,146 | 10,268 | 2,456 | 3,859 | 22% | 38% |
| % change | | -8% | | +57% | | |

*The 1980 Census uses the term "own children" to identify those families in which children 18 years old or younger live with one or two parents and in which the children are related to the parents by blood or legal adoption. This definition would exclude households in which married, divorced or foster children live with parents; or in which the children are 18 years old or older.

Source: U.S. Census, 1970 and 1980.

Single-parent families in Berkeley are equally divided between Whites and non-Whites, whereas those with both parents present are predominantly White. Single female parents outnumber males by a ratio of six to one: 3,072 compared with 512. In fact, almost one out of every three Berkeley families containing children is headed by a single female parent, and half of these are Black.

**TABLE 2.7. SINGLE-PARENT FAMILIES BY RACE AND SPANISH ORIGIN,
1980: BERKELEY**

| | <u>Total Families With Children Under 18</u> | | <u>Single Parent Families With Children Under 18</u> | | <u>Female Parent Only</u> | | <u>Male Parent Only</u> | | <u>Married Couples/ Parents</u> | |
|-----------------------------------|--|------|--|------|-----------------------------------|------|---------------------------------|------|---|------|
| | # | % | # | % | # | % | # | % | # | % |
| Total | 8,896 | 100% | 3,584 | 100% | 3,072 | 100% | 512 | 100% | 5,312 | 100% |
| White | 5,330 | 60% | 1,803 | 50% | 1,465 | 48% | 338 | 66% | 3,527 | 66% |
| Black | 2,504 | 28% | 1,547 | 43% | 1,401 | 46% | 146 | 29% | 957 | 18% |
| American Indian, Eskimo, Aleut | 84 | 1% | 50 | 1% | 50 | 2% | 0 | - | 34 | 1% |
| Asian and Pacific Islander | 691 | 8% | 110 | 3% | 90 | 3% | 20 | 4% | 581 | 11% |
| Other | 287 | 3% | 74 | 2% | 66 | 2% | 8 | 2% | 213 | 4% |
| Spanish Origin, any race | 445 | 5% | 148 | 4% | 132 | 4% | 16 | 3% | 297 | 6% |

Source: U.S. Census, 1980, STF-3.

Although the type of housing needed by a single-parent family does not differ significantly from that needed by a family with both parents present, their ability to afford adequate shelter is generally much more limited. Not only is their earning-potential usually limited by child-rearing responsibilities, but the total household income is generally that of only one adult. Therefore, the amount available for housing expenses is likely to be quite limited, especially compared with the costs of homeownership in Berkeley. In spite of inadequate data, it seems reasonable to assume that single-parent families are predominantly renters and many of them are living on relatively low incomes.

F. University of California Housing Needs

With a full-time student enrollment of close to 30,000, 2,200 faculty plus 4,400 staff members, the University of California accounts for a substantial portion of Berkeley's housing demand.* Not all of this demand is met by Berkeley's housing supply since many students, faculty and staff members currently live in neighboring communities. Moreover, the University and its affiliates provide housing for almost a third of the student population and are also beginning to do so for faculty members.

Between 1970 and 1980, full-time enrollment at U.C. Berkeley increased moderately, from 27,886 to 29,440, according to a report issued by the Office of the Chancellor in January 1981.** That report indicated that the University expects to have only 28,250 full-time students by 1985. Figures for 1981-82, however, indicate a continued rising trend, with 29,848 as the latest available estimate for the current academic year.

Over the past decade, both the number and proportion of single students has grown while those with families have become a much smaller portion of the total. In 1970-71, for example, out of 27,886 total enrollment, 21,661 were single students (78%); by 1980-81, these figures had risen to 29,848 total and 25,759 single students (86%).

The latest housing and transportation survey report by the University provides information which indicates that two-thirds of the U.C. student population live in Berkeley.*** Among single students, almost three-fourths live in Berkeley, whereas less than a third of students with families are Berkeley residents.

Student housing owned by the University and affiliated institutions provides for almost 7,900 single students, about half of it in housing owned by the University itself and the other half in cooperatives, fraternities and sororities. Most of the student family housing is located in Albany, at University Village, which has 920 apartments. The remaining 102 units are in Berkeley at Smyth/Fernwald housing on Dwight Way.

*All enrollment figures given in this section refer to full-time students.

**Office of the Chancellor, Housing Policies for the 1980s, University of California, Berkeley, 1981.

***University Housing Office, "Housing and Transportation Survey," Winter Quarter, 1981.

TABLE 2.8. U.C. BERKELEY FULL-TIME ENROLLMENT, 1970-1981

| | <u>Total Full-Time Enrollment</u> | <u>Single Students</u> | <u>Students With Families</u> |
|---------|---|----------------------------|---------------------------------------|
| 1970-71 | 27,886 | 21,661 | 6,225 |
| 1972-73 | 27,872 | 22,504 | 5,368 |
| 1974-75 | 29,102 | 24,175 | 4,927 |
| 1976-77 | 28,217 | 23,994 | 4,223 |
| 1978-79 | 28,234 | 24,834 | 3,400 |
| 1979-80 | 29,440 | 25,796 | 3,644 |
| 1980-81 | 29,848 | 25,759 | 4,089 |

Source: University Housing Office, "Housing and Transportation Survey," 1981, and Office of the Chancellor, Housing Policies for the 1980s, University of California, Berkeley, 1981.

TABLE 2.9. U.C. BERKELEY FULL-TIME ENROLLMENT, ESTIMATED BY PLACE OF RESIDENCE AND MARITAL STATUS, 1981

| | | <u>Single</u> | <u>With Families</u> | <u>Total</u> |
|-----------------------|---|---------------|--------------------------|--------------|
| Live in Berkeley | % | 64.5% | 3.9% | 68.4% |
| | # | 19,242 | 1,169 | 20,411* |
| Live outside Berkeley | % | 21.8% | 9.8% | 31.6% |
| | # | 6,517 | 2,920 | 9,437 |
| Total | % | 86.3% | 13.7% | 100.0% |
| | # | 25,759 | 4,089 | 29,848 |

*According to the 1980 Census, an added 8,000 Berkeley residents attend other colleges besides U.C. or are enrolled less than full time. The housing needs of this group has yet to be examined.

Source: University Housing Office, Op. Cit.

TABLE 2.10. U.C. BERKELEY STUDENT HOUSING, 1980-81

| <u>Single Student Housing</u> | <u>Number of Beds</u> |
|--|-----------------------|
| High rise residence halls | 2,503* |
| Manville | 122 |
| Bowles, Stern, Shorb | 495** |
| Dwight/Derby | 192 |
| International House | 560 |
| Subtotal: University-owned | <u>3,872</u> |
| University Student Cooperative Association housing | 1,400 |
| Fraternities, Sororities, other private | 2,600 |
| Subtotal: Single Student Housing | <u>7,872</u> |
| <u>Family Housing</u> | |
| University Village | 920 |
| Smyth/Fernwald | 102 |
| Subtotal: University owned | <u>1,022</u> |
| TOTAL | 8,894 |

*This does not include the temporary assignment of three students to two-student rooms.

**This includes a new wing for 110 women, opened during 1981 at Stern Hall.

Source: University Housing Office, Op. Cit.; Office of the Chancellor, Op. Cit.; Dorothy Walker, "Student Housing at Berkeley," October 20, 1982.

Based on this information, it appears that Berkeley's private housing market currently provides for 42% of the full-time student enrollment: about 11,400 single students and about 1,000 with families. About 27% live in campus housing and the remaining 32% live outside the City of Berkeley. The University has expressed a goal of providing campus housing for 40% of single students and 30% of students with families. This would call for an increase of 2,430 beds for single students and the addition of 120 apartments for students with families, according to the University's figures.

TABLE 2.11. U.C. BERKELEY FULL-TIME ENROLLMENT
ESTIMATED BY TYPE OF HOUSING, PLACE OF
RESIDENCE AND MARITAL STATUS, 1980-81

| | <u>Total Enrollment</u> | <u>%</u> | <u>Live in University Related Housing</u> | <u>%</u> | <u>Live in Private Market Housing</u> | <u>%</u> |
|------------------------------|-----------------------------|----------|---|----------|---|----------|
| <u>Total</u> | 29,848 | 100.0 | 8,894 | 29.8 | 20,954 | 70.2 |
| Single | 25,759 | 86.3 | 7,872 | 26.4 | 17,887 | 59.9 |
| Married | 4,089 | 13.7 | 1,022 | 3.4 | 3,067 | 10.3 |
| <u>Live in Berkeley</u> | 20,411 | 68.4 | 7,974 | 26.7 | 12,437 | 41.7 |
| Single | 19,242 | 64.5 | 7,872 | 26.4 | 11,370 | 38.1 |
| Married | 1,169 | 3.9 | 102 | 0.3 | 1,067 | 3.6 |
| <u>Live outside Berkeley</u> | 9,437 | 31.6 | 920 | 3.1 | 8,517 | 28.5 |

Source: University Housing Office, Op. Cit.; Office of the Chancellor, Op. Cit.; Dorothy Walker, "Student Housing at Berkeley," October 20, 1982.

In addition, the University recognizes that new faculty members have housing needs that cannot be met adequately without University involvement. Therefore, rental housing is proposed to be provided for 30% of new faculty members, with occupancy limited to about two years.

B. General Housing Characteristics and Trends

The 1980 Census reports that Berkeley contains over 46,300 dwelling, almost two-thirds of which are rented by their current occupants. Vacant units constitute 3.5% of the total, and those reported as available for rent outnumber those for sale by more than four to one. Close to half the vacant units are indicated as neither for rent nor for sale, since apparently there was no information on intended tenure available to the Census. A review of Census tract data indicates that these are widespread throughout the community.

Condominium units make up a very small proportion of Berkeley's housing supply--less than 1%, compared with over 4% for the metropolitan area. The vacancy rate for Berkeley's condominium units is 6%, compared with a 1% vacancy rate for all owner housing. For the metropolitan area as a whole, however, 10% of condominiums are reported to be vacant. With fewer units here, the demand in Berkeley is apparently stronger than in other areas.

The typical dwelling in Berkeley is somewhat smaller than in the metropolitan area as a whole, with Berkeley having a greater proportion of small units and fewer large ones than the SMSA. There are more than 17,000 dwellings with from 1-3 rooms in Berkeley and these are 37% of the city's total housing stock, while larger units, with six or more rooms, constitute only 26% of the total.

Additional one-room units are being added to the supply through the renting of individual rooms in single-family homes. On the other hand, one-room dwellings in residential hotels are gradually being converted to short-term transient use and are thus removed from the housing supply. Both of these trends are generally recognized as being in process, but neither is documented by statistical data.

From 1970 to 1980, the Census indicates that Berkeley had a net loss of more than 1,000 dwelling units, while other central cities in the region gained moderately and the region as a whole grew substantially. A revised estimate for Berkeley's total housing supply in 1970 was later published by the Census, indicating a net gain of almost 200 units. Since only the total figure was revised*, however, and not the components of the total--such as vacant for rent and for sale, units overcrowded, etc.--the corrected total has not been used in tables and text throughout this Housing Element.

During the past decade, the number of owner-occupied dwellings in Berkeley increased by almost 1,000, twice the rate of other central cities, while the number of renter-occupied units decreased by more than 2,000. Berkeley is still predominantly a renter community, just as Oakland and San Francisco are, although the percentage of units that are owner-occupied has grown slightly in all three communities as well as in the metropolitan area as a whole. In Berkeley, however, where total housing supply is reported to have shown a net loss, the shift from renter to owner occupancy indicates that a substantial number of dwellings that had formerly been occupied by renters are now occupied by homeowners.

*See also Table 1.1 for discussion of revised population total.

TABLE 3.1. GENERAL HOUSING CHARACTERISTICS, 1980:
BERKELEY, SMSA

| | <u>Berkeley</u> | | <u>SMSA</u> | |
|---------------------------------|-----------------|------|-------------|------|
| | # | % | # | % |
| Total housing units | 46,334* | 100% | 1,339,015 | 100% |
| Occupied - total | 44,704 | 97% | 1,280,506 | 96% |
| - by owners | 16,883 | 36% | 679,320 | 51% |
| % of occupied | 38% | - | 53.1% | - |
| - by renters | 27,821 | 60% | 601,186 | 45% |
| % of occupied | 62% | - | 46.9% | - |
| Vacant - total | 1,630 | 3.5% | 58,509 | 4.4% |
| - for sale | 165 | 0.4% | 10,826 | 0.8% |
| - for rent | 695 | 1.5% | 24,765 | 1.8% |
| - other | 770 | 1.7% | 22,918 | 1.7% |
| Vacancy rates: | | | | |
| - for sale, of all owner units | 1.0 | | 1.6 | |
| - for rent, of all rental units | 2.4 | | 4.0 | |
| - average, rental + owner | 1.9 | | 2.8 | |
| Condominiums | 250 | 0.5% | 57,568 | 4.3% |
| Owner occupied | 143 | - | 34,427 | - |
| Renter occupied | 92 | - | 17,383 | - |
| Vacant | 15 | - | 5,758 | - |
| Year-round housing | 46,319 | 100% | 1,337,768 | 100% |
| 1-room units | 2,478 | 5% | 55,358 | 4% |
| 2-3 rooms | 14,697 | 32% | 280,126 | 21% |
| 4-5 rooms | 16,872 | 36% | 520,417 | 39% |
| 6 or more rooms | 12,272 | 27% | 481,867 | 36% |
| Median # of rooms | 4.1 | - | 4.8 | - |

*Living quarters containing nine or more persons unrelated to the person in charge (principal tenant or owner) are not counted by the Census in the housing inventory. They are considered, instead, group quarters. The Census does not collect information about the housing characteristics of group quarters. Persons living in group quarters are, however, counted in most tabulations of total population.

Source: U.S. Census of Population and Housing, 1980, STF-1.

TABLE 3.2. GENERAL HOUSING TRENDS, 1970-1980: BERKELEY, SMSA, SAN FRANCISCO, OAKLAND AND RICHMOND

| | <u>Berkeley</u> | <u>SMSA</u> | <u>San Francisco</u> | <u>Oakland</u> | <u>Richmond</u> |
|----------------------------|-----------------|-------------|----------------------|----------------|-----------------|
| Total Housing Units - 1970 | 47,365* | 1,130,239 | 310,402 | 146,615 | 26,931 |
| 1980 | 46,334 | 1,339,015 | 316,608 | 150,274 | 29,082 |
| % Change | -2.2 | +18.5 | +2.0 | +2.0 | +8.0 |
| Occupied Housing - 1970 | 45,655 | 1,085,852 | 295,174 | 138,831 | 26,096 |
| - 1980 | 44,704 | 1,280,506 | 298,956 | 141,657 | 28,107 |
| % Change | -2.1 | +17.9 | +1.3 | +2.0 | +7.7 |
| Owner-Occupied - 1970 | 15,923 | 560,749 | 97,036 | 58,831 | 15,599 |
| - 1980 | 16,883 | 679,320 | 100,786 | 60,805 | 16,151 |
| % Change | +6.0 | +21.1 | +3.9 | +3.4 | +3.5 |
| Renter-Occupied - 1970 | 29,732 | 525,103 | 198,138 | 80,000 | 10,497 |
| - 1980 | 27,821 | 601,186 | 198,170 | 80,852 | 11,956 |
| % Change | -6.4 | +14.5 | 0 | +1.1 | +13.9 |
| Vacancy Rate, for Sale | | | | | |
| - 1970 | 0.76 | 0.91 | 0.74 | 1.25 | 0.74 |
| - 1980 | 0.97 | 1.57 | 1.73 | 1.65 | 1.46 |
| % Change | +27.6 | +72.5 | +133.8 | +32.0 | +97.3 |
| Vacancy Rate, for Rent | | | | | |
| - 1970 | 3.47 | 4.57 | 4.74 | 6.08 | 4.51 |
| - 1980 | 2.44 | 3.96 | 4.11 | 5.32 | 3.21 |
| % Change | -29.7 | -13.3 | -13.3 | -12.5 | -28.8 |
| Total Vacant Units - 1970 | 1,710 | 44,387 | 15,228 | 7,784 | 835 |
| 1980 | 1,630 | 58,509 | 17,652 | 8,617 | 975 |
| % Change | -5% | +32% | +16% | +11% | +17% |

*A revised estimate of Berkeley's total housing units for 1970 was reported by the Census as 46,160. See text for explanation.

Source: U.S. Census, 1980 and 1970.

The shift in tenure is also reflected in changes in the vacancy rates, with a drop from 3.5 to 2.4 for rental housing and an increase from 0.8 to 1.0 for units that are vacant for sale. The decline in the rental vacancy rate was steeper in Berkeley than in most other areas in the region, while the increase for owner units was more modest. Thus, Berkeley's housing market would appear to be tighter than that of comparable communities, with a stronger demand for both owner and rental units.

TABLE 3.3. VACANT HOUSING UNITS, 1970-1980: BERKELEY AND SMSA

| | <u>Berkeley</u> | | <u>SMSA</u> | |
|--------------------|-----------------|-------------|-------------|-------------|
| | <u>1970</u> | <u>1980</u> | <u>1970</u> | <u>1980</u> |
| Total vacant | 1,710 | 1,630 | 44,387 | 58,509 |
| % Change | | -5% | | +32% |
| For sale | 122 | 165 | 5,148 | 10,826 |
| % Change | | +35% | | +110% |
| For rent | 1,070 | 695 | 25,153 | 24,765 |
| % Change | | -35% | | -1.5% |
| For occasional use | 135 | 79 | 3,905 | 4,073 |
| % Change | | -41% | | +4% |
| Seasonal/migratory | 1 | 15 | 972 | 1,247 |
| % Change | | +1,400% | | +28% |
| Other vacant | 382 | 676 | 9,209 | 17,598 |
| % Change | | +77% | | +91% |

Source: U.S. Census, 1980 and 1970.

Compared with the metropolitan area as a whole, more of Berkeley's housing is in the lower cost levels and less is at the higher levels. This is true of other central cities as well, with Oakland and Richmond having an even stronger tilt toward lower cost housing than Berkeley. The costs of homeownership tends to be a lot higher in Berkeley than in other older cities, whereas the range of rental rates here is closer to that of Oakland and Richmond than it is to the entire SMSA.

TABLE 3.4. HOUSING COST BY TENURE, 1980: BERKELEY, SMSA, OAKLAND, RICHMOND

| | <u>% of Renter Households by Rent Level*</u> | | | |
|----------------|--|-------------|----------------|-----------------|
| | <u>Berkeley</u> | <u>SMSA</u> | <u>Oakland</u> | <u>Richmond</u> |
| Very low rent | 10% | 8% | 16% | 15% |
| Low rent | 35% | 21% | 35% | 33% |
| Moderate rent | 37% | 38% | 36% | 38% |
| Above moderate | 18% | 32% | 13% | 14% |

| | <u>% of Owner Households by Level of Owner Costs*</u> | | | |
|----------------|---|-------------|----------------|-----------------|
| | <u>Berkeley</u> | <u>SMSA</u> | <u>Oakland</u> | <u>Richmond</u> |
| Very low cost | 15% | 13% | 19% | 26% |
| Low cost | 26% | 25% | 33% | 32% |
| Moderate cost | 25% | 23% | 22% | 23% |
| Above moderate | 33% | 40% | 26% | 19% |

Explanation

Median rent, SMSA: \$291.00

Median monthly owner costs, SMSA: \$434, for housing units with a mortgage. (\$106 is the SMSA median for those without a mortgage. Data shown above refers to housing with mortgage.)

Very low = below 50% of SMSA median.

Low = between 50% and 80% of SMSA median.

Moderate = between 80% and 120% of SMSA median.

Above moderate = above 120% of SMSA median.

Included in homeownership costs are: real estate taxes, fire and hazard insurance premiums, mortgage payments, utility and fuel costs. Maintenance and repair costs are excluded.

Data on shelter costs of homeowners was collected for the first time in the 1980 Census; comparable data for earlier years is, therefore, not available.

Source: U.S. Census, 1980: STF-3. (Totals may not add to 100% due to rounding).

The distribution of Berkeley households by income level (see discussion in Chapter 1) stands in sharp contrast with the housing cost distribution. Close to 40% of Berkeley's households are in the very low income category, compared with the median income for the metropolitan area as a whole, but only 10% of Berkeley's renters and 15% of its owners have very low housing costs. In the low- to moderate-income levels--those earning between \$10,000 and \$24,000--are one-third of Berkeley's households, but over two-thirds of its rental housing and more than half the City's owner housing is priced at this level. At the upper end of the scale, there appears to be a better match, since such a large share of Berkeley's owner housing is in the higher cost level.

C. Housing Condition

As indirect indicators of housing condition or quality, the incidence of both overcrowding and inadequate plumbing facilities declined in Berkeley between 1970 and 1980, as they did in most other communities. Using these two measures to assess housing quality--as they have traditionally been used when more direct measures are unavailable--housing conditions seem to have improved a lot in Berkeley, which apparently lost about a third of its substandard housing during the last decade. Meanwhile, occupied housing in standard condition--neither overcrowded nor lacking plumbing--actually increased slightly, as the percentage of Berkeley households estimated to be living in standard housing also increased.

In spite of this improvement, it is estimated that more than 2,000 substandard dwellings remained in the City in 1980. About one-fifth of these were owner-occupied, less than one hundred were vacant, and the remainder were occupied by renters. About 7,000 people live in these 2,100 units, at an average density of almost 4.4 persons per dwelling, which is more than twice the citywide average for all households. Although these dwellings may not literally be in physically substandard condition,--so that they pose a threat to the health or safety of their occupants--sustained overcrowding does lead to deterioration, simply through heavy wear and neglected maintenance. If only for this reason, it is important to include in the City's housing program actions which will help reduce the densities in such overcrowded areas, while improving the physical condition of the housing itself.

TABLE 3.5. OCCUPIED HOUSING UNITS WITH SUBSTANDARD PLUMBING AND OVERCROWDED, 1970-1980: BERKELEY

| | <u>Substandard Plumbing*</u> | | <u>Standard Plumbing</u> | | <u>Total</u> | |
|-----------------------|------------------------------|-------------|--------------------------|-------------|--------------|-------------|
| | <u>1970</u> | <u>1980</u> | <u>1970</u> | <u>1980</u> | <u>1970</u> | <u>1980</u> |
| Overcrowded Units | 126 | 74 | 1,950 | 1,354 | 2,076 | 1,428 |
| % Change | -41% | | -31% | | -31% | |
| Renter occupied | 121 | 60 | 1,480 | 1,061 | 1,601 | 1,121 |
| Owner occupied | 5 | 14 | 470 | 293 | 475 | 307 |
| Not overcrowded units | 1,179 | 745 | 42,400 | 42,531 | 43,579 | 43,276 |
| % Change | -37% | | +<0.1% | | -0.1% | |
| Renter occupied | 1,085 | 646 | 27,046 | 26,054 | 28,131 | 26,700 |
| Owner occupied | 94 | 99 | 15,354 | 16,477 | 15,448 | 16,576 |
| <hr/> | | | | | | |
| Total occupied units | 1,305 | 819 | 44,350 | 43,885 | 45,655 | 44,704 |
| % Change | -37% | | -1% | | -2% | |
| Renter occupied | 1,206 | 706 | 28,526 | 27,115 | 29,732 | 27,821 |
| Owner occupied | 99 | 113 | 15,824 | 16,770 | 15,923 | 16,883 |

*Definitions: "Substandard Plumbing" refers to the Census expression "lacking complete plumbing," which includes units with complete plumbing shared with another household, units having some but not all of the listed plumbing facilities and units with none of the listed facilities, which included hot and cold running water, flush toilet, and bathtub or shower. "Overcrowded units" are those occupied by 1.01 or more persons per room,--i.e., more people than rooms in the dwelling.

Source: U.S. Census, 1970 and 1980.

**TABLE 3.6. PERSONS IN OCCUPIED HOUSING UNITS WITH
SUBSTANDARD PLUMBING AND OVERCROWDED, 1980:
BERKELEY**

| | <u>Substandard Plumbing</u> | <u>Standard Plumbing</u> | <u>Total</u> |
|-----------------------|---------------------------------|------------------------------|--------------|
| Overcrowded Units | 74 | 1,354 | 1,428 |
| Persons in units | 247 | 5,969 | 6,216 |
| Persons per unit | 3.3 | 4.41 | 4.35 |
| Rental units % | 81% | 78% | 79% |
| Owner units % | 19% | 12% | 21% |
| Not overcrowded units | 745 | 42,531 | 43,276 |
| Persons in units | 1,084 | 87,043 | 88,127 |
| Persons per unit | 1.46 | 2.05 | 2.04 |
| Rental units % | 87% | 61% | 62% |
| Owner units % | 13% | 39% | 38% |
| Total occupied units | 819 | 43,885 | 44,704 |
| Persons in units | 1,331 | 93,012 | 94,343 |
| Persons per unit | 1.62 | 2.12 | 2.11 |
| Rental units % | 86% | 62% | 62% |
| Owner units % | 14% | 38% | 38% |
| Vacant units | 89 | 1,526 | 1,615 |

* 1980 CENSUS *
* AREA PROFILES *

SUMMARY TAPE FILE 1A (STF1A)

BERKELEY CITY

ALL TRACTS

ADAG REGIONAL DATA CENTER
HOTEL CLAREMONT
BERKELEY, CA. 94705
(415)-841-5730

DATE 03-11-82

APPENDIX B

| | | | | | |
|--|--|--|----------------------|--|--|
| 1. TOTAL PERSONS | | | 103328 | | |
| 4. YEAR-ROUND HOUSING UNITS BY ROOMS | | | 2474 | | |
| 1 ROOM | | | 5293 | | |
| 2 ROOMS | | | 9404 | | |
| 3 ROOMS | | | 9326 | | |
| 4 ROOMS | | | 7546 | | |
| 5 OR MORE ROOMS | | | 12272 | | |
| MEDIAN NUMBER OF ROOMS | | | 4.1 | | |
| 7. OCCUPIED HOUSING UNITS BY TENURE | | | 44704 | | |
| TOTAL | | | 27821 | | |
| RENTER OCCUPIED | | | | | |
| 8. VACANT YEAR-ROUND HOUSING UNITS BY VACANCY STATUS | | | 165 | | |
| FOR SALE ONLY | | | 695 | | |
| FOR RENT | | | 79 | | |
| HELD FOR OCCASIONAL USE | | | 676 | | |
| OTHER VACANT (9) | | | | | |
| 11. YEAR-ROUND CONDOMINIUM HOUSING UNITS BY TENURE AND VACANCY STATUS | | | 250 | | |
| TOTAL | | | 92 | | |
| RENTER OCCUPIED | | | 9 | | |
| VACANT FOR SALE ONLY | | | 6 | | |
| OTHER VACANT (9) | | | | | |
| 12. SPECIFIED OWNER-OCCUPIED AND VACANT-FOR-SALE ONLY HOUSING UNITS BY OCCUPANCY STATUS BY CONDOMINIUM STATUS (11) | | | | | |
| OWNER VACANT FOR OCCUPIED SALE ONLY | | | | | |
| NONCONDOMINIUM | | | 14100 | | |
| TOTAL | | | 122 | | |
| MEAN VALUE | | | \$ 110750 | | |
| \$ 130500 | | | | | |
| CONDOMINIUM | | | 143 | | |
| TOTAL | | | 9 | | |
| MEAN VALUE | | | \$ 82500 | | |
| \$ 90500 | | | | | |
| 14. SPECIFIED RENTER-OCCUPIED PAYING CASH RENT AND VACANT-FOR-RENT HOUSING UNITS BY OCCUPANCY STATUS | | | | | |
| RENTER VACANT | | | | | |
| OCCUPIED FOR RENT | | | | | |
| TOTAL | | | 27152 | | |
| 691 | | | | | |
| MEAN CONTRACT RENT | | | \$ 245 | | |
| \$ 253 | | | | | |
| 2. HOUSING UNITS (INCLUDING VACANT SEASONAL AND MIGRATORY UNITS) BY URBAN AND RURAL (2) | | | 46334 | | |
| TOTAL | | | 46334 | | |
| INSIDE URBANIZED AREAS | | | 0 | | |
| RURAL | | | | | |
| 5. YEAR-ROUND HOUSING UNITS BY UNITS AT ADDRESS | | | 25725 | | |
| 1 | | | 12156 | | |
| 2 TO 9 | | | 8410 | | |
| 10 OR MORE | | | 28 | | |
| MOBILE HOME OR TRAILER | | | | | |
| 9. SPECIFIED OWNER-OCCUPIED NONCONDOMINIUM HOUSING UNITS BY VALUE (11) | | | 22 | | |
| LESS THAN \$10,000 | | | 58 | | |
| \$ 10,000 TO \$ 14,999 | | | 139 | | |
| \$ 15,000 TO \$ 19,999 | | | 323 | | |
| \$ 20,000 TO \$ 24,999 | | | 308 | | |
| \$ 25,000 TO \$ 29,999 | | | 307 | | |
| \$ 30,000 TO \$ 34,999 | | | 327 | | |
| \$ 35,000 TO \$ 39,999 | | | 835 | | |
| \$ 40,000 TO \$ 49,999 | | | 3125 | | |
| \$ 50,000 TO \$ 79,999 | | | 1955 | | |
| \$ 80,000 TO \$ 99,999 | | | 3335 | | |
| \$ 100,000 TO \$ 149,999 | | | 1972 | | |
| \$ 150,000 TO \$ 199,999 | | | 1394 | | |
| \$ 200,000 OR MORE | | | \$ 56400 | | |
| MEDIAN VALUE | | | | | |
| 10. SPECIFIED RENTER-OCCUPIED HOUSING UNITS BY CONTRACT RENT (12) | | | 191 | | |
| WITH CASH RENT | | | 1075 | | |
| LESS THAN \$50 | | | \$ 50 TO \$ 99 | | |
| \$ 100 TO \$ 119 | | | \$ 120 TO \$ 139 | | |
| \$ 140 TO \$ 149 | | | \$ 150 TO \$ 159 | | |
| \$ 160 TO \$ 169 | | | \$ 170 TO \$ 199 | | |
| \$ 200 TO \$ 249 | | | \$ 250 TO \$ 299 | | |
| \$ 300 TO \$ 399 | | | \$ 400 TO \$ 499 | | |
| \$ 500 OR MORE | | | MEDIAN CONTRACT RENT | | |
| NO CASH RENT | | | \$ 461 | | |
| 13. YEAR-ROUND HOUSING UNITS BY TENURE AND OCCUPANCY STATUS BY PLUMBING FACILITIES | | | TOTAL | | |
| COMPLETE PLUMBING FOR EXCLUSIVE USE | | | 45411 | | |
| LACKING COMPLETE PLUMBING FOR EXCLUSIVE USE | | | 908 | | |
| 15. OCCUPIED HOUSING UNITS WITH 1.01 OR MORE PERSONS PER ROOM BY TENURE, PERSONS, AND PLUMBING FACILITIES (13) | | | RENTER | | |
| TOTAL OCCUPIED | | | | | |
| UNITS LACKING COMPLETE PLUMBING FOR EXCLUSIVE USE | | | 74 | | |
| SIVE USE | | | 60 | | |
| PERSONS IN UNITS | | | 6216 | | |
| WITH COMPLETE PLUMBING | | | 5969 | | |
| LACKING COMPLETE PLUMBING | | | 247 | | |
| N/A | | | | | |
| 16. PERSONS IN OCCUPIED HOUSING UNITS LACKING COMPLETE PLUMBING FACILITIES FOR EXCLUSIVE USE (13) | | | 1331 | | |
| 17. VACANT UNITS | | | | | |
| YEAR-ROUND WHICH ARE BOARDED UP | | | 51 | | |
| FOR RENT, WHICH HAVE BEEN VACANT | | | 227 | | |
| FOR 2 OR MORE MONTHS | | | | | |
| FOR SALE ONLY WHICH HAVE BEEN | | | | | |
| VACANT FOR 6 OR MORE MONTHS | | | 37 | | |

NOTES- A. NUMBERS IN PARENTHESES ARE FOOTNOTE NUMBERS. SEE FOOTNOTE PAGE.

B. ZERO CELLS INDICATE EITHER THAT THE NUMBER IS 0 OR THE DATA ARE SUPPRESSED.

HOUSING CHARACTERISTICS COUNTY- ALAMEDA COUNTY PLACE- BERKELEY CITY
ABAG REGIONAL DATA CENTER

HOUSEHOLD CHARACTERISTICS COUNTY- ALAMEDA COUNTY PLACE- BERKELEY CITY

| | | | | | | | | | | | | | | |
|---|--|--|--------|--|---|--|--------|--|-------------------------|---|-------|-------------------------------------|-------------|--|
| 1. TOTAL PERSONS | | | 103328 | | 2. TOTAL FAMILIES | | 19239 | | 3. TOTAL HOUSEHOLDS (1) | | 44704 | | | |
| 4. PERSONS 15 YEARS AND OVER BY SEX BY MARITAL STATUS | | | | | | | | | | | | 5. PERSONS BY AGE BY HOUSEHOLD TYPE | | |
| | | | | | MALE | | FEMALE | | | | | 65 YEARS AND OVER | | |
| | | | | | ----- | | ----- | | | | | ----- | | |
| SINGLE | | | | | 25185 | | 20007 | | | | | | | |
| NOW MARRIED, EXCEPT SEPARATED | | | | | 14125 | | 13936 | | IN FAMILY HOUSEHOLD | | | | | |
| SEPARATED | | | | | 1219 | | 1531 | | HOUSEHOLDER | | | 19239 3455 | | |
| WIDOWED | | | | | 953 | | 4604 | | SPOUSE | | | 13114 2090 | | |
| DIVORCED | | | | | 3555 | | 5549 | | OTHER RELATIVES (5) | | | 22501 764 | | |
| | | | | | | | | | NONRELATIVES (6) | | | 2498 49 | | |
| 6. HOUSEHOLDS BY PERSONS IN HOUSEHOLD AND HOUSEHOLD TYPE (7) | | | | | 7. PERSONS UNDER 18 YEARS BY HOUSEHOLD TYPE AND RELATIONSHIP | | | | | IN NONFAMILY HOUSEHOLD | | | | |
| | | | | | | | | | | MALE HOUSEHOLDER | | | 12767 872 | |
| 1 PERSON | | | | | IN HOUSEHOLD | | | | | FEMALE HOUSEHOLDER | | | 12698 3247 | |
| MALE HOUSEHOLDER | | | | | HOUSEHOLDER OR SPOUSE | | | | | NONRELATIVES (6) | | | 11526 149 | |
| FEMALE HOUSEHOLDER | | | | | OWN CHILD OF HOUSEHOLDER (8) | | | | | IN GROUP QUARTERS | | | | |
| 2 OR MORE PERSONS | | | | | IN MARRIED-COUPLE FAMILY | | | | | INMATE OF INSTITUTION | | | 607 450 | |
| MARRIED-COUPLE FAMILY | | | | | IN OTHER FAMILY (MALE OR FEMALE | | | | | OTHER | | | 8378 56 | |
| OTHER FAMILY | | | | | HOUSEHOLDER, NO SPOUSE PRESENT) | | | | | | | | | |
| MALE HOUSEHOLDER, NO WIFE | | | | | OTHER RELATIVES (5) | | | | | | | | | |
| FEMALE HOUSEHOLDER, NO HUSBAND | | | | | NONRELATIVES (6) | | | | | | | | | |
| NONFAMILY HOUSEHOLD | | | | | IN GROUP QUARTERS | | | | | | | | | |
| MALE HOUSEHOLDER | | | | | INMATE OF INSTITUTION | | | | | | | | | |
| FEMALE HOUSEHOLDER | | | | | OTHER | | | | | | | | | |
| 9. HOUSEHOLDS WITH ONE OR MORE PERSONS UNDER 18 YEARS BY HOUSEHOLD TYPE | | | | | 10. HOUSEHOLDS WITH ONE OR MORE PERSONS 60 AND 65 YEARS AND OVER BY PERSONS IN HOUSEHOLD AND HOUSEHOLD TYPE (7) | | | | | 8. RELATED CHILDREN BY AGE (8) | | | | |
| | | | | | | | | | | | | | | |
| MARRIED-COUPLE FAMILY | | | | | 60 YEARS AND OVER | | | | | UNDER 5 YEARS | | | 3881 | |
| OTHER FAMILY | | | | | 65 YEARS AND OVER | | | | | 5 TO 17 YEARS | | | 11313 | |
| MALE HOUSEHOLDER, NO WIFE | | | | | 1 PERSON | | | | | | | | | |
| FEMALE HOUSEHOLDER, NO HUSBAND | | | | | 2 OR MORE PERSONS | | | | | | | | | |
| NONFAMILY HOUSEHOLD | | | | | FAMILY HOUSEHOLD | | | | | | | | | |
| | | | | | NONFAMILY HOUSEHOLD | | | | | | | | | |
| 13. SPANISH ORIGIN HOUSEHOLDS BY TENURE BY RACE OF HOUSEHOLDER | | | | | 14. OCCUPIED HOUSING UNITS BY TENURE BY PERSONS IN UNIT (7) | | | | | 11. HOUSEHOLDS WITH ONE OR MORE NONRELATIVES PRESENT | | | 9554 | |
| | | | | | | | | | | | | | | |
| RENTER | | | | | | | | | | | | | | |
| TOTAL | | | | | | | | | | | | | | |
| OCCUPIED | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| TOTAL | | | | | TOTAL | | | | | 12. OCCUPIED HOUSING UNITS BY TENURE BY RACE OF HOUSEHOLDER | | | | |
| WHITE | | | | | RENTER | | | | | | | | | |
| BLACK | | | | | OCCUPIED | | | | | | | | | |
| | | | | | | | | | | | | | | |
| 16. OCCUPIED HOUSING UNITS WITH ONE OR MORE PERSONS 65 YEARS AND OVER BY TENURE BY AGE OF HOUSEHOLDER | | | | | 17. MEAN NUMBER OF PERSONS PER OCCUPIED HOUSING UNITS (7) | | | | | WHITE | | | 30889 19225 | |
| | | | | | | | | | | BLACK | | | 8841 5198 | |
| RENTER | | | | | | | | | | AMERICAN INDIAN, ESKIMO AND ALEUT | | | 166 121 | |
| TOTAL | | | | | | | | | | ASIAN AND PACIFIC ISLANDER (4) | | | 3588 2336 | |
| OCCUPIED | | | | | | | | | | OTHER (3) | | | 1220 941 | |
| | | | | | | | | | | | | | | |
| 15. PERSONS IN HOUSEHOLDS BY TENURE (10) | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| TOTAL | | | | | TOTAL | | | | | | | | | |
| RENTER | | | | | RENTER | | | | | | | | | |
| OCCUPIED | | | | | OCCUPIED | | | | | | | | | |
| | | | | | | | | | | | | | | |
| 18. OCCUPIED HOUSING UNITS BY TENURE BY PERSONS PER ROOM | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| TOTAL | | | | | | | | | | | | | | |
| RENTER | | | | | | | | | | | | | | |
| OCCUPIED | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| HOUSEHOLDER | | | | | | | | | | | | | | |
| UNDER 65 YEARS | | | | | | | | | | | | | | |
| 65 YEARS AND OVER | | | | | | | | | | | | | | |
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NOTES- A. NUMBERS IN PARENTHESES ARE FOOTNOTE NUMBERS. SEE FOOTNOTE PAGE.
B. ZERO CELLS INDICATE EITHER THAT THE NUMBER IS 0 OR THE DATA ARE SUPPRESSED.

POPULATION CHARACTERISTICS COUNTY- ALAMEDA COUNTY PLACE- BERKELEY CITY
ADAG REGIONAL DATA CENTER

* 1 9 8 0 C E N S U S *
* A R E A P R O F I L E S *

SUMMARY TAPE FILE 3A (STF3A)

BERKELEY

ABAG REGIONAL DATA CENTER
HOTEL CLAREMONT
BERKELEY, CA. 94705
(415)-861-9730

Data in this tabulation is based upon questions asked of a sample of all households. Where inconsistent with the data contained in Summary Tape File 1A based upon questions asked of all households, use the information contained in File 1A issued March 11, 1982.

POPULATION CHARACTERISTICS

ABAG REGIONAL DATA CEN.

COUNTY- ALAMEDA COUNTY

PLACE- BERKELEY

| 1. PERSONS | | | 2. PERSONS BY SEX BY AGE | | | 3. PERSONS BY RACE AND SPANISH ORIGIN BY SEX BY AGE | | |
|---|--------|---|--------------------------|--------|---|--|-------|--------|
| | | | TOTAL | FEMALE | | | TOTAL | FEMALE |
| TOTAL | 103320 | I | 909 | 405 | I | WHITE | | |
| INSIDE URBANIZED AREAS | 103320 | I | 1626 | 808 | I | UNDER 5 YEARS | 2046 | 1092 |
| OTHER URBAN | 0 | I | 1330 | 690 | I | 5 TO 14 YEARS | 4744 | 2262 |
| RURAL | 0 | I | 849 | 407 | I | 15 TO 59 YEARS | 52590 | 25049 |
| FARM (1970 DEFINITION) | 0 | I | 710 | 342 | I | 60 TO 64 YEARS | 1946 | 1133 |
| NONFARM (1970 DEFINITION) | 0 | I | 2359 | 1109 | I | 65 YEARS AND OVER | 7425 | 4923 |
| UNWEIGHTED SAMPLE COUNT | 16036 | I | 1009 | 453 | I | BLACK | | |
| 100-PERCENT COUNT | 103320 | I | 988 | 533 | I | UNDER 5 YEARS | 1210 | 595 |
| | | I | 1003 | 471 | I | 5 TO 14 YEARS | 2035 | 1405 |
| 4. TOTAL FAMILIES | 19534 | I | 1200 | 622 | I | 15 TO 59 YEARS | 12469 | 6255 |
| | | I | 2703 | 1265 | I | 60 TO 64 YEARS | 1209 | 727 |
| 5. PERSONS BY RACE | | I | 3700 | 1757 | I | 65 YEARS AND OVER | 2060 | 1669 |
| WHITE | 69159 | I | 4105 | 1956 | I | AFRICAN INDIAN, ESKIMO, ALUT | | |
| BLACK | 20671 | I | 4350 | 1990 | I | UNDER 5 YEARS | 10 | 7 |
| AMERICAN INDIAN | 390 | I | 9023 | 4369 | I | 5 TO 14 YEARS | 60 | 24 |
| ESKIMO | 26 | I | 13405 | 6149 | I | 15 TO 59 YEARS | 313 | 171 |
| ALUT | 0 | I | 11543 | 5649 | I | 60 TO 64 YEARS | 5 | 0 |
| JAPANESE | 3195 | I | 12013 | 6032 | I | 65 YEARS AND OVER | 22 | 9 |
| CHINESE | 4479 | I | 7069 | 3698 | I | ASIAN AND PACIFIC ISLANDER | | |
| FILIPINO | 022 | I | 3975 | 2257 | I | UNDER 5 YEARS | 260 | 170 |
| KOREAN | 350 | I | 1527 | 929 | I | 5 TO 14 YEARS | 593 | 222 |
| ASIAN INDIAN | 502 | I | 2090 | 1129 | I | 15 TO 59 YEARS | 0407 | 3904 |
| VIETNAMESE | 362 | I | 5071 | 3447 | I | 60 TO 64 YEARS | 261 | 191 |
| HAWAIIAN | 107 | I | 3054 | 2505 | I | 65 YEARS AND OVER | 002 | 344 |
| GUAMANIAN | 00 | I | 1315 | 1021 | I | SPANISH ORIGIN (ANY RACE) | | |
| SAMOAN | 13 | I | | | I | UNDER 5 YEARS | 307 | 236 |
| OTHER ASIAN | 425 | I | | | I | 5 TO 14 YEARS | 032 | 302 |
| OTHER RACES | | I | | | I | 15 TO 59 YEARS | 3029 | 1034 |
| SPANISH | 2014 | I | | | I | 60 TO 64 YEARS | 01 | 35 |
| NOT SPANISH | 749 | I | | | I | 65 YEARS AND OVER | 240 | 127 |
| 6. PERSONS BY HOUSEHOLD TYPE AND RELATIONSHIP | | I | | | I | 7. HOUSEHOLDS BY SIZE | | |
| IN FAMILY HOUSEHOLD | | I | | | I | TOTAL | | 44042 |
| HOUSEHOLDER | | I | | 13534 | I | 1 PERSON HOUSEHOLDS | | 17739 |
| SPOUSE | | I | | 13569 | I | 2 PERSON HOUSEHOLDS | | 14560 |
| OTHER RELATIVES | | I | | 22360 | I | 3 PERSON HOUSEHOLDS | | 6119 |
| NONRELATIVES | | I | | 2503 | I | 4 PERSON HOUSEHOLDS | | 3004 |
| IN NONFAMILY HOUSEHOLD | | I | | | I | 5 PERSON HOUSEHOLDS | | 1671 |
| MALE HOUSEHOLDER | | I | | 12914 | I | 6 OR MORE PERSON HOUSEHOLDS | | 065 |
| FEMALE HOUSEHOLDER | | I | | 12794 | I | | | |
| NONRELATIVES | | I | | 11051 | I | | | |
| IN GROUP QUARTERS | | I | | | I | | | |
| INMATE OF INSTITUTION | | I | | 071 | I | | | |
| OTHER | | I | | 9324 | I | | | |
| 10. PER CAPITA INCOME IN 1979 | | I | | | I | 9. PERSONS 15 YEARS AND OVER BY SEX AND CAPITAL STATUS | | |
| | | I | | | I | MALE | | FEMALE |
| PER CAPITA INCOME | | I | | | I | SINGLE, NEVER MARRIED | 25045 | 19905 |
| ALL PERSONS | | I | | 9462 | I | MARRIED, EXCLUDING SEPARATED | 14430 | 14337 |
| NONINSTITUTIONAL PERSONS | | I | | 0505 | I | SEPARATED | 1236 | 1530 |
| | | I | | | I | WIDOWED | 000 | 4455 |
| | | I | | | I | DIVORCED | 3426 | 5560 |

POPULATION CHARACTERISTICS

COUNTY- ALAMEDA COUNTY

PLACE- BERKELEY

ABAG REGIONAL DATA CENTER

1. PERSONS 3 YEARS OLD AND OVER ENROLLED IN SCHOOL BY SCHOOL ENROLLMENT
BY RACE AND SPANISH ORIGIN

| | TOTAL | WHITE | BLACK | INDIAN | ASIAN | SPANISH ORIGIN |
|-----------------------------|-------|-------|-------|--------|-------|-------------------|
| NURSERY SCHOOL | 1255 | 719 | 376 | 11 | 68 | 138 |
| KINDERGARTEN AND ELEMENTARY | 7368 | 4298 | 2569 | 68 | 556 | 569 |
| HIGH SCHOOL | 4155 | 2088 | 1562 | 39 | 355 | 249 |
| COLLEGE | 28853 | 21656 | 1959 | 115 | 4447 | 1418 |

2. PERSONS IN GROUP QUARTERS BY TYPE OF
GROUP QUARTERS

| | |
|-----------------------------|------|
| INMATE OF MENTAL HOSPITAL | 6 |
| INMATE OF HOME FOR THE AGED | 565 |
| INMATE OF OTHER INSTITUTION | 188 |
| IN COLLEGE CORMITORY | 6881 |
| OTHER GROUP QUARTERS | 1443 |

3. PERSONS 25 YEARS OLD AND OVER BY YEARS OF SCHOOL COMPLETED BY RACE AND
SPANISH ORIGIN

| | TOTAL | WHITE | BLACK | INDIAN | ASIAN | SPANISH ORIGIN |
|---------------------------|-------|-------|-------|--------|-------|-------------------|
| ELEMENTARY | 4716 | 1452 | 2528 | 9 | 446 | 437 |
| HIGH SCHOOL, 1 TO 3 YEARS | 3823 | 1120 | 2316 | 16 | 272 | 285 |
| HIGH SCHOOL, 4 YEARS | 8794 | 4601 | 3148 | 55 | 803 | 408 |
| COLLEGE, 1 TO 3 YEARS | 12577 | 8164 | 3849 | 61 | 1826 | 559 |
| COLLEGE, 4 YEARS OR MORE | 32760 | 27689 | 1948 | 52 | 2713 | 834 |

4. SUBFAMILIES BY SUBFAMILY TYPE AND
PRESENCE OF OWN CHILDREN

| | |
|-------------------------|-----|
| MARRIED-COUPLE FAMILY | |
| WITH OWN CHILDREN | 75 |
| MEAN NUMBER OF CHILDREN | 1.8 |
| WITHOUT OWN CHILDREN | 88 |
| FATHER-CHILD SUBFAMILY | 33 |
| MOTHER-CHILD SUBFAMILY | 202 |

5. PERSONS 18 YEARS AND OVER BY
YEARS OF SCHOOL COMPLETED

| | |
|---|-------|
| ELEMENTARY THROUGH LESS THAN 4 YEARS OF HIGH SCHOOL COMPLETED | 9673 |
| HIGH SCHOOL, 4 YEARS | 14158 |
| COLLEGE | |
| 1 TO 3 YEARS | 26129 |
| 4 YEARS | 13603 |
| 5 OR MORE YEARS | 23884 |

6. PERSONS 3 YEARS OLD AND OVER
ENROLLED IN PRIVATE SCHOOL
BY SCHOOL ENROLLMENT

| | |
|--|------|
| NURSERY SCHOOL | 621 |
| KINDERGARTEN AND ELEMENTARY, (1 TO 8 YEARS) | 1563 |
| HIGH SCHOOL (1 TO 4 YEARS) | 666 |
| COLLEGE | 2111 |

7. FEMALES 15-44 YEARS BY AGE BY MARITAL
STATUS AND MEAN NUMBER OF CHILDREN
EVER BORN

| | 15-24 YEARS | 25-34 YEARS | 35-44 YEARS |
|---------------------------------|----------------|----------------|----------------|
| SINGLE | 11904 | 5633 | 1817 |
| EVER MARRIED | 1067 | 6165 | 5015 |
| MEAN NUMBER OF CHILDREN BORN | 0.1 | 0.5 | 1.6 |

8. NUMBER OF OWN CHILDREN BY
FAMILY TYPE

| | |
|--------------------------------|------|
| MARRIED-COUPLE FAMILY | 8633 |
| MALE HOUSEHOLDER, NO WIFE | 625 |
| FEMALE HOUSEHOLDER, NO HUSBAND | 4833 |

9. MEAN NUMBER OF OWN CHILDREN BY
FAMILY TYPE

| | |
|--------------------------------|-----|
| MARRIED-COUPLE FAMILY | 0.6 |
| MALE HOUSEHOLDER, NO WIFE | 0.5 |
| FEMALE HOUSEHOLDER, NO HUSBAND | 1.0 |

10. PERSONS 16 TO 19 YEARS OLD BY
SCHOOL ENROLLMENT, YEARS OF SCHOOL
COMPLETED AND LABOR FORCE STATUS

| | |
|--------------------------|------|
| ARMED FORCES | 15 |
| CIVILIAN | |
| ENROLLED IN SCHOOL | 8882 |
| NOT ENROLLED IN SCHOOL | |
| HIGH SCHOOL GRADUATE | |
| EMPLOYED | 269 |
| UNEMPLOYED | 46 |
| NOT IN LABOR FORCE | 143 |
| NOT HIGH SCHOOL GRADUATE | |
| EMPLOYED | 148 |
| UNEMPLOYED | 58 |
| NOT IN LABOR FORCE | 101 |

11. HOUSEHOLDS BY PRESENCE OF OWN CHILDREN BY RACE AND SPANISH ORIGIN OF HOUSEHOLDER
BY FAMILY TYPE

| | TOTAL | WHITE | BLACK | INDIAN | ASIAN | SPANISH ORIGIN |
|--------------------------------|-------|-------|-------|--------|-------|-------------------|
| FAMILY HOUSEHOLDS | | | | | | |
| WITH OWN CHILDREN | | | | | | |
| MARRIED-COUPLE FAMILY | 5312 | 3527 | 957 | 34 | 581 | 297 |
| MALE HOUSEHOLDER, NO WIFE | 512 | 338 | 146 | 8 | 20 | 16 |
| FEMALE HOUSEHOLDER, NO HUSBAND | 3072 | 1465 | 1401 | 58 | 98 | 132 |
| WITHOUT OWN CHILDREN | | | | | | |
| MARRIED-COUPLE FAMILY | 8193 | 5458 | 1956 | 23 | 733 | 281 |
| MALE HOUSEHOLDER, NO WIFE | 703 | 388 | 202 | 0 | 87 | 62 |
| FEMALE HOUSEHOLDER, NO HUSBAND | 1742 | 709 | 823 | 4 | 162 | 66 |
| NONFAMILY HOUSEHOLDS | 29388 | 19366 | 3425 | 34 | 2126 | 953 |

12. PERSONS IN SUBFAMILIES
PERSONS PER SUBFAMILY

| | |
|-----------------------|------|
| PERSONS PER SUBFAMILY | 2.34 |
|-----------------------|------|

| CONJNY- ALAMEDA COUNTY | | | PLACE- BERKELEY | | |
|---|---------------|---------------|---|----------|----------------|
| 1. INCOME IN 1979 | | | 2. INCOME IN 1979 | | |
| HOUSEHOLDS | FAMILIES | | UNRELATED INDIVIDUALS | | |
| LESS THAN \$2,500 | 3382 | 786 | 154 | | |
| \$2,500 TO \$4,999 | 5403 | 1233 | | | |
| \$5,000 TO \$7,499 | 4945 | 1297 | | | |
| \$7,500 TO \$9,999 | 3686 | 1301 | | | |
| \$10,000 TO \$12,499 | 3818 | 1438 | | | |
| \$12,500 TO \$14,999 | 2944 | 1279 | | | |
| \$15,000 TO \$17,499 | 2983 | 1172 | | | |
| \$17,500 TO \$19,999 | 2496 | 1173 | | | |
| \$20,000 TO \$22,499 | 2458 | 1236 | | | |
| \$22,500 TO \$24,999 | 1586 | 935 | | | |
| \$25,000 TO \$27,499 | 1550 | 922 | | | |
| \$27,500 TO \$29,999 | 1242 | 777 | | | |
| \$30,000 TO \$34,999 | 1901 | 1255 | | | |
| \$35,000 TO \$39,999 | 1318 | 1867 | | | |
| \$40,000 TO \$49,999 | 2072 | 1517 | | | |
| \$50,000 TO \$74,999 | 1970 | 1533 | | | |
| \$75,000 OR MORE | 894 | 783 | | | |
| MEDIAN | \$ 13506 | \$ 20368 | MEDIAN | \$ 4876 | |
| MEAN | \$ 18942 | \$ 26594 | MEAN | \$ 7533 | |
| 3. FAMILIES BY RACE AND SPANISH ORIGIN OF HOUSEHOLDER BY INCOME IN 1979 | | | 4. MEAN HOUSEHOLD INCOME IN 1979 FOR OCCUPIED UNITS BY TENURE | | |
| | WHITE | BLACK | INDIAN | ASIAN | SPANISH ORIGIN |
| LESS THAN \$5000 | 756 | 859 | 37 | 151 | 128 |
| \$5,000-\$7,499 | 642 | 558 | 9 | 69 | 26 |
| \$7,500-\$9,999 | 651 | 316 | 8 | 63 | 183 |
| \$10,000-\$14,999 | 1411 | 1015 | 29 | 168 | 172 |
| \$15,000-\$19,999 | 1274 | 748 | 7 | 189 | 73 |
| \$20,000-\$24,999 | 1301 | 558 | 23 | 231 | 114 |
| \$25,000-\$34,999 | 1898 | 692 | 8 | 301 | 157 |
| \$35,000-\$49,999 | 1694 | 342 | 6 | 313 | 72 |
| \$50,000 OR MORE | 1658 | 105 | 8 | 158 | 17 |
| MEAN | \$ 20593 | \$ 16467 | \$ 12495 | \$ 26437 | \$ 18391 |
| 5. FAMILIES BY WORKERS AND MEAN FAMILY INCOME IN 1979 | | | 6. FAMILIES WITH CHILDREN BY POVERTY STATUS IN 1979 | | |
| | NO WORKERS | 1 WORKER | 2 OR MORE WORKERS | | |
| TOTAL | \$ 18250 | \$ 29538 | \$ 12433 | | |
| OWNER | | | | | |
| RENTER OCCUPIED | | | | | |
| 7. PERSONS IN FAMILIES BY POVERTY STATUS IN 1979 EXCLUDING HOUSEHOLDER | | | 8. PERSONS BY POVERTY STATUS IN 1979 BY AGE | | |
| | ABOVE POVERTY | BELOW POVERTY | | | |
| RELATED CHILD UNDER 5 | 2859 | 832 | | | |
| RELATED CHILD 5 YEARS | 584 | 225 | | | |
| RELATED CHILD 6-17 YEARS | 8869 | 1743 | | | |
| OTHER FAMILY MEMBER | 15263 | 1522 | | | |
| 9. PERSONS BY POVERTY STATUS IN 1979 BY AGE | | | 10. HOUSEHOLDS BY POVERTY STATUS AND AGE OF HOUSEHOLDER | | |
| | ABOVE POVERTY | BELOW POVERTY | | | |
| UNDER 35 YEARS | 58838 | 13428 | | | |
| 35 TO 64 YEARS | 3588 | 378 | | | |
| 65 YEARS AND OVER | 3366 | 245 | | | |
| 11. UNRELATED INDIVIDUALS BY POVERTY STATUS IN 1979 AND AGE | | | 12. HOUSEHOLDS WITH INCOME IN 1979 BY INCOME TYPE | | |
| | ABOVE POVERTY | BELOW POVERTY | | | |
| 15 TO 64 YEARS | 22938 | 12748 | | | |
| 65 YEARS AND OVER | 3513 | 671 | | | |
| 13. PERSONS BY POVERTY STATUS IN 1979 | | | 14. HOUSEHOLDS WITH INCOME IN 1979 BY INCOME TYPE | | |
| | ABOVE POVERTY | BELOW POVERTY | | | |
| INCOME BELOW 75% OF POVERTY | 14283 | | | | |
| INCOME BETWEEN 75-124% OF POV. | 11136 | | | | |
| INCOME BETWEEN 125-149% OF POV. | 4514 | | | | |
| INCOME BETWEEN 150-199% OF POV. | 8771 | | | | |
| INCOME 200% OF POV. AND ABOVE | 56635 | | | | |
| 15. PERSONS BY POVERTY STATUS IN 1979 | | | 16. HOUSEHOLDS WITH INCOME IN 1979 BY INCOME TYPE | | |
| | ABOVE POVERTY | BELOW POVERTY | | | |
| HOUSEHOLDER, 15-64 | 2185 | 5886 | | | |
| HOUSEHOLDER, OVER 65 | 184 | 624 | | | |
| BETWEEN 100-124% OF POV. | | | | | |
| HOUSEHOLDER, 15-64 | 571 | 1597 | | | |
| HOUSEHOLDER, OVER 65 | 99 | 611 | | | |
| 125% OF POVERTY AND ABOVE | | | | | |
| HOUSEHOLDER, 15-64 | 13585 | 13993 | | | |
| HOUSEHOLDER, OVER 65 | 3070 | 2797 | | | |

LABOR FORCE CHARACTERISTICS

BUREAU OF ECONOMIC ANALYSIS

COUNTY- ALAMEDA COUNTY

PLACE- BERKELEY

1. PERSONS 16 AND OVER BY RACE AND SPANISH ORIGIN BY LABOR FORCE STATUS

| | TOTAL | WHITE | BLACK | INDIAN | ASIAN | SPANISH ORIGIN |
|----------------------|-------|-------|-------|--------|-------|----------------|
| ARMED FORCES | | | | | | |
| MALE | 82 | 37 | 37 | 0 | 0 | 20 |
| FEMALE | 4 | 4 | 0 | 0 | 0 | 0 |
| CIVILIAN LABOR FORCE | | | | | | |
| MALE | 29350 | 21290 | 4387 | 90 | 2887 | 1401 |
| FEMALE | 25547 | 17907 | 4564 | 81 | 2422 | 1105 |
| EMPLOYED | | | | | | |
| MALE | 27209 | 20080 | 3700 | 78 | 2729 | 1303 |
| FEMALE | 23956 | 16983 | 4022 | 73 | 2350 | 1056 |
| UNEMPLOYED | | | | | | |
| MALE | 2141 | 1202 | 687 | 20 | 150 | 98 |
| FEMALE | 1591 | 924 | 542 | 8 | 72 | 49 |
| NOT IN LABOR FORCE | | | | | | |
| MALE | 15124 | 9683 | 3032 | 65 | 2003 | 715 |
| FEMALE | 19703 | 12889 | 4295 | 99 | 2065 | 867 |

2. PERSONS 16 AND OVER BY SEX BY LABOR FORCE STATUS IN 1979

| | MALE | FEMALE |
|----------------------|-------|--------|
| IN LABOR FORCE | | |
| WORKED IN 1979 | | |
| WITH UNEMPLOYMENT | 7849 | 7577 |
| NO UNEMPLOYMENT | 27720 | 22920 |
| DID NOT WORK IN 1979 | | |
| WITH UNEMPLOYMENT | 597 | 499 |
| NOT IN LABOR FORCE | 2390 | 14258 |

3. PERSONS 16 AND OVER WITH UNEMPLOYMENT IN 1979 BY RACE AND SPANISH ORIGIN

| | MALE | FEMALE |
|----------------|------|--------|
| WHITE | 5843 | 6039 |
| BLACK | 1485 | 1127 |
| INDIAN | 29 | 24 |
| ASIAN | 901 | 699 |
| SPANISH ORIGIN | 388 | 374 |
| TOTAL PERSONS | 8446 | 8076 |

MEAN WEEKS UNEMPLOYED 11.5 9.8

4. PERSONS 16 AND OVER UNEMPLOYED IN 1979 BY WEEKS UNEMPLOYED

| | MALE | FEMALE |
|-----------------------------|------|--------|
| UNEMPLOYED 1 TO 4 WEEKS | 7632 | |
| UNEMPLOYED 5 TO 14 WEEKS | 4872 | |
| UNEMPLOYED 15 OR MORE WEEKS | 4018 | |

5. PERSONS 16 AND OVER WHO WORKED IN 1979 BY SEX BY USUAL HOURS WORKED BY WEEKS WORKED IN 1979

| | MALE | FEMALE |
|------------------------------------|-------|--------|
| USUALLY WORKED 35 OR MORE HRS./WK. | | |
| 50 TO 52 WEEKS | 12697 | 8708 |
| 40 TO 49 WEEKS | 3427 | 2639 |
| 27 TO 39 WEEKS | 1807 | 1465 |
| 1 TO 26 WEEKS | 5530 | 4133 |

6. CIVILIANS 16 YEARS AND OVER BY SEX BY VETERAN STATUS

| | MALE | FEMALE |
|----------------|------|--------|
| 50 TO 52 WEEKS | 2696 | 3244 |
| 40 TO 49 WEEKS | 2384 | 3106 |
| 27 TO 39 WEEKS | 1898 | 2292 |
| 1 TO 26 WEEKS | 4730 | 4910 |

MEAN WEEKS WORKED 37.3 36.9

4. EMPLOYED PERSONS 16 AND OVER BY INDUSTRY

| | |
|--|-------|
| AGR., FORESTRY, FISHERIES, MINING | 749 |
| CONSTRUCTION | 1816 |
| NONDURABLE GOODS, MANUFACTURING | 2440 |
| DURABLE GOODS, MANUFACTURING | 1575 |
| TRANSPORTATION | 1576 |
| COMMUNICATION, OTHER PUBLIC UTILITIES | 694 |
| WHOLESALE TRADE | 903 |
| RETAIL TRADE | 6554 |
| FINANCE, INSURANCE, REAL ESTATE | 2966 |
| BUSINESS AND REPAIR SERVICES | 3010 |
| PERSONAL, ENTERTAINMENT, REC. SERVICES | 2778 |
| HEALTH SERVICES | 4005 |
| EDUCATIONAL SERVICES | 13062 |
| OTHER PROFESSIONAL AND RELATED SERVICE | 6016 |
| PUBLIC ADMINISTRATION | 2703 |

5. EMPLOYED PERSONS 16+ BY OCCUPATION

| | |
|------------------------------------|-------|
| EXEC., ADMINISTRATIVE, MANAGERIAL | 6109 |
| PROFESSIONAL SPECIALTY | 15442 |
| TECHNICIANS AND RELATED SUPPORT | 3885 |
| SALES | 4085 |
| ADMIN. SUPPORT, INCLUDING CLERICAL | 8780 |
| PRIVATE HOUSEHOLD | 493 |
| PROTECTIVE SERVICE | 390 |
| OTHER SERVICE | 5344 |
| FARMING, FORESTRY, FISHING | 532 |
| PRECISION PRODUCTION, CRAFT AND | |
| REPAIR SERVICES | 2964 |
| MACHINE OPERATORS, ASSEMBLERS, | |
| AND INSPECTORS | 1261 |
| TRANSPORTATION AND MATERIAL MOVING | 769 |
| HANDLERS, HELPERS, AND LABORERS | 1097 |

8. EMPLOYED PERSONS 16+ BY CLASS OF WORKER

| | |
|--------------------------------|-------|
| PRIVATE WAGE AND SALARY WORKER | 28017 |
| FEDERAL GOVERNMENT WORKER | 2800 |
| STATE GOVERNMENT WORKER | 9850 |
| LOCAL GOVERNMENT WORKER | 4677 |
| SELF-EMPLOYED WORKER | 5574 |
| UNPAID FAMILY WORKER | 229 |

9. FEMALES 16+ BY PRESENCE AND AGE OF OWN CHILDREN BY LABOR FORCE STATUS

| | |
|---------------------------|------|
| WITH OWN CHILDREN UNDER 6 | |
| IN LABOR FORCE | 1811 |
| NOT IN LABOR FORCE | 1656 |
| WITH OWN CHILDREN 6-17 | |
| IN LABOR FORCE | 3900 |
| NOT IN LABOR FORCE | 1190 |

10. CIVILIAN VETERANS 16+ BY PERIOD OF SERVICE

| | |
|-------------------|------|
| NAV 1975 OR LATER | 321 |
| VIETNAM ERA | 2478 |
| KOREAN CONFLICT | 1355 |
| WORLD WAR II | 3736 |
| WORLD WAR I | 306 |
| OTHER | 1225 |

11. CIVILIANS 16 YEARS AND OVER BY SEX BY VETERAN STATUS

| | MALE | FEMALE |
|------------|-------|--------|
| VETERAN | 8903 | 548 |
| NONVETERAN | 35571 | 44702 |

LABOR FORCE CHARACTERISTICS

COUNTY- ALAMEDA COUNTY

PLACE- BERKELEY

BUREAU OF ECONOMIC ANALYSIS

MOBILITY AND TRAVEL-TO-WORK CHARACTERISTICS

ABAC REGIONAL DATA CENTER

| COUNTY- ALAMEDA COUNTY | | | PLACE- BERKELEY | | |
|--|--|--|--|--|--|
| 1. PERSONS 5 YEARS AND OVER BY RESIDENCE IN 1975 | | | 2. WORKERS 16 AND OVER BY PLACE OF WORK | | |
| SAME HOUSE | | | LIVING IN PLACE OF RESIDENCE | | |
| DIFFERENT HOUSE, SAME COUNTY | | | WORKED IN PLACE OF RESIDENCE | | |
| DIFFERENT COUNTY, SAME STATE | | | WORKED OUTSIDE PLACE OF RES. | | |
| DIFFERENT STATE | | | NOT REPORTED | | |
| NORTHEAST | | | NOT LIVING IN PLACE OF RES. | | |
| NORTH CENTRAL | | | WORKED IN SHSA OF RESIDENCE | | |
| SOUTH | | | CENTRAL CITY | | |
| WEST | | | REMAINDER | | |
| ABROAD | | | WORKED OUTSIDE OF SHSA OF RES. | | |
| 3. PERSONS 5 YEARS AND OVER BY RESIDENCE IN 1975 | | | NOT REPORTED | | |
| IN SHSA IN 1980 | | | NOT LIVING IN AN SHSA | | |
| SAME SHSA IN 1975 | | | WORKED IN STATE OF RESIDENCE | | |
| CENTRAL CITY OF THIS SHSA | | | IN COUNTY OF RESIDENCE | | |
| REMAINDER OF SHSA | | | OUTSIDE OF COUNTY OF RESIDENCE | | |
| OUTSIDE THIS SHSA | | | WORKED OUTSIDE OF STATE | | |
| DIFFERENT SHSA IN 1975 | | | NOT REPORTED | | |
| NOT IN SHSA IN 1975 | | | 6. NONINSTITUTIONAL PERSONS 16 TO 64 YEARS BY WORK DISABILITY STATUS | | |
| NOT IN AN SHSA IN 1980 | | | WITH A WORK DISABILITY | | |
| IN AN SHSA IN 1975 | | | IN LABOR FORCE | | |
| NOT IN AN SHSA IN 1975 | | | NOT IN LABOR FORCE | | |
| 8. PERSONS BY NATIVITY AND PLACE OF BIRTH | | | PREVENTED FROM WORKING | | |
| NATIVE | | | NOT PREVENTED FROM WORKING | | |
| BORN IN STATE OF RESIDENCE | | | NO WORK DISABILITY | | |
| BORN IN DIFFERENT STATE | | | 9. NONINSTITUTIONAL PERSONS 16 AND OVER | | |
| BORN ABROAD, AT SEA, ETC. | | | BY AGE BY PUBLIC TRANSPORTATION | | |
| FOREIGN BORN | | | DISABILITY | | |
| 11. PERSONS 5 AND OVER BY AGE BY LANGUAGE SPOKEN AT HOME AND ABILITY TO SPEAK ENGLISH | | | 16-64 YEARS | | |
| SPEAKS ONLY ENGLISH | | | 65 YEARS AND OVER | | |
| SPEAKS OTHER THAN ENGLISH | | | WITH A PUBLIC TRANS-PORTATION DISAB. | | |
| SPANISH SPOKEN | | | NO PUBLIC TRANSPORTATION DISABILITY | | |
| SPEAKS ENGLISH VERY WELL OR WELL | | | 12. OCCUPIED HOUSING UNITS BY TENURE BY YEAR HOUSEHOLDER MOVED INTO UNIT | | |
| SPEAKS ENGLISH NOT WELL OR NOT AT ALL | | | TOTAL RENTER | | |
| OTHER LANGUAGE SPOKEN | | | 1979 TO MARCH 1980 | | |
| SPEAKS ENGLISH VERY WELL OR WELL | | | 1975 TO 1979 | | |
| SPEAKS ENGLISH NOT WELL OR NOT AT ALL | | | 1970 TO 1974 | | |
| 13. OCCUPIED HOUSING UNITS WITH A VEHICLE AVAILABLE BY RACE AND SPANISH ORIGIN OF HOUSEHOLDERS | | | 1960 TO 1969 | | |
| WHITE | | | 1950 TO 1959 | | |
| BLACK | | | 1949 OR EARLIER | | |
| AFRICAN INDIAN, ESKIMO, AND ALEUT | | | | | |
| ASIAN AND PACIFIC ISLANDER | | | | | |
| SPANISH ORIGIN (ANY RACE) | | | | | |

MOBILITY AND TRAVEL-TO-WORK CHARACTERISTICS

ABAC REGIONAL DATA CENTER

COUNTY- ALAMEDA COUNTY PLACE- BERKELEY

MISCELLANEOUS HOUSING CHARACTERISTICS

COUNTY- ALAMEDA COUNTY

PLACE- BERKELEY

| | | | | | | | | | | |
|---|-------|---|--|------------------|----------------|--|-----------------|------------------------|----------------|-----------------|
| 1. HOUSING UNITS (INCLUDING VACANT SEASONAL AND MIGRATORY UNITS) BY URBAN AND RURAL | | | 2. HOUSING UNITS (INCLUDING SEASONAL AND MIGRATORY) BY TENURE AND OCCUPANCY STATUS BY UNITS IN STRUCTURE | | | | | | | |
| | | | | TOTAL YEAR-ROUND | TOTAL OCCUPIED | OWNER OCCUPIED | RENTER OCCUPIED | SEASONAL AND MIGRATORY | | |
| TOTAL | 46334 | I | | 18996 | 18575 | 14595 | 3980 | 0 | | |
| INSIDE URBANIZED AREAS | 46334 | I | 1. DETACHED | 1231 | 1203 | 283 | 920 | 0 | | |
| OTHER URBAN | 0 | I | 1. ATTACHED | 4492 | 4100 | 1822 | 3160 | 0 | | |
| RURAL | 0 | I | 2 | 5546 | 5261 | 465 | 4796 | 2 | | |
| UNWEIGHTED SAMPLE COUNT | 7148 | I | 3 AND 4 | 16020 | 15450 | 502 | 14948 | 10 | | |
| 100 PERCENT COUNT | 46334 | I | 5 OR MORE | 37 | 27 | 16 | 11 | 0 | | |
| 4. YEAR-ROUND HOUSING UNITS BY OCCUPANCY STATUS | | | 3. YEAR-ROUND HOUSING UNITS BY TENURE AND OCCUPANCY STATUS BY YEAR STRUCTURE ELIT | | | | | | | |
| | | | | TOTAL | TOTAL OCCUPIED | OWNER OCCUPIED | RENTER OCCUPIED | VACANT | | |
| TOTAL | 46322 | I | | 157 | 133 | 61 | 72 | 24 | | |
| OCCUPIED | 44704 | I | 1979 TO MARCH 1980 | 355 | 349 | 151 | 198 | 6 | | |
| VACANT | 1618 | I | 1975 TO 1978 | 1420 | 1365 | 134 | 1231 | 55 | | |
| 5. OCCUPIED HOUSING UNITS BY TENURE | | | 1970 TO 1974 | 6089 | 5799 | 615 | 5184 | 290 | | |
| OWNER | 16853 | I | 1960 TO 1969 | 6474 | 6226 | 1405 | 4821 | 248 | | |
| RENTER | 27821 | I | 1950 TO 1959 | 7452 | 7090 | 2826 | 4464 | 402 | | |
| 6. VACANT HOUSING UNITS BY VACANCY STATUS | | | 1940 TO 1949 | 24335 | 23742 | 11891 | 11851 | 593 | | |
| | | | 1939 OR EARLIER | | | | | | | |
| FOR SALE ONLY | 183 | I | 7. OCCUPIED HOUSING UNITS BY TENURE BY RACE AND SPANISH ORIGIN OF HOUSEHOLDER | | | | | | | |
| FOR RENT | 748 | I | | TOTAL | WHITE | BLACK | INDIAN | ASIAN | OTHER | SPANISH ORIGIN |
| HELD FOR OCCASIONAL USE | 70 | I | | | | | | | | |
| OTHER VACANTS | 617 | I | | | | | | | | |
| 8. PERSONS IN OCCUPIED HOUSING UNITS BY TENURE | | | TOTAL | 44704 | 31216 | 8816 | 152 | 3716 | 804 | 1832 |
| | | | OWNER | 16883 | 11649 | 3655 | 62 | 1301 | 216 | 527 |
| | | | RENTER | 27821 | 19567 | 5161 | 90 | 2415 | 588 | 1305 |
| 11. YEAR-ROUND HOUSING UNITS BY TENURE AND OCCUPANCY STATUS BY NUMBER OF BATHROOMS | | | 9. YEAR-ROUND HOUSING UNITS BY TENURE AND OCCUPANCY STATUS BY NUMBER OF BEDROOMS | | | 10. PERSONS IN OCCUPIED HOUSING UNITS | | | | |
| | | | | TOTAL | TOTAL OCCUPIED | RENTER OCCUPIED | | TOTAL | OWNER OCCUPIED | RENTER OCCUPIED |
| | | | | | | | | | | |
| | | | NONE | 3711 | 3587 | 3497 | | 47541 | 37746 | 9795 |
| | | | 1 | 14950 | 14339 | 13208 | | 2583 | 752 | 1831 |
| | | | 2 | 15324 | 14656 | 8560 | | 8271 | 2399 | 5872 |
| | | | 3 | 7996 | 7823 | 1865 | | 9334 | 1109 | 8225 |
| | | | 4 | 3188 | 3153 | 492 | | 26142 | 1059 | 25083 |
| | | | 5 OR MORE | 1153 | 1146 | 199 | | 35 | 20 | 15 |
| 14. YEAR-ROUND HOUSING UNITS BY SEWAGE DISPOSAL | | | 13. YEAR-ROUND HOUSING UNITS BY SOURCE OF WATER | | | 12. OCCUPIED HOUSING UNITS BY YEAR HOUSEHOLDER MOVED INTO UNIT | | | | |
| | | | | | | | | TOTAL | OWNER OCCUPIED | RENTER OCCUPIED |
| | | | PUBLIC SYSTEM OR PRIVATE CO. | 46305 | | | | | | |
| | | | INDIVIDUAL WELL, DRILLED | 11 | | | | 13568 | 12261 | |
| | | | INDIVIDUAL WELL, OUG | 0 | | | | 13401 | 10883 | |
| | | | SOME OTHER SOURCE | 6 | | | | 5665 | 2837 | |
| | | | 15. MEAN NUMBER OF ROOMS IN YEAR-ROUND HOUSING UNITS | | | | | 5610 | 1764 | |
| | | | | | | | | 3427 | 572 | |
| | | | | | | | | 2973 | 304 | |
| | | | | | | | | | | |
| PUBLIC SEWER | 46205 | I | | | | | | | | |
| SEPTIC TANK OR CESSPOOL | 26 | I | | | | | | | | |
| OTHER MEANS | 91 | I | | | | | | | | |

MISCELLANEOUS HOUSING CHARACTERISTICS

COUNTY- ALAMEDA COUNTY

PLACE- BERKELEY

APAC REGIONAL DATA CENTER

HOUSING HEATING, PLUMBING, AND UTILITIES

AEC REGIONAL DATA CENTER

COUNTY- ALAMEDA COUNTY

PLACE- BERKELEY

| 1. YEAR-ROUND HOUSING UNITS BY HEATING EQUIPMENT | | | 2. OCCUPIED HOUSING UNITS WITH COMPLETE PLUMBING FACILITIES FOR EXCLUSIVE USE BY RACE AND SPANISH ORIGIN OF HOUSEHOLDER | | | 3. OCCUPIED HOUSING UNITS WITH COMPLETE PLUMBING FACILITIES FOR EXCLUSIVE USE BY HEATING EQUIPMENT BY YEAR STRUCTURE BUILT BY PERSONS PER ROOM | | |
|--|-------|---|--|-------|---|--|-------|--------|
| STEAM OR HOT WATER SYSTEM | 4667 | I | TOTAL | 43953 | I | WITH CENTRAL HEATING SYSTEM | | |
| CENTRAL WARM AIR FURNACE | 19756 | I | WHITE | 38689 | I | 1939 OR EARLIER | | |
| ELECTRIC HEAT PUMP | 360 | I | BLACK | 8682 | I | LESS THAN 1.01 PERSONS PER ROOM | 17543 | |
| OTHER BUILT-IN ELECTRIC UNITS | 2913 | I | AMERICAN INDIAN, ESKIMO, ALEUT | 152 | I | 1.01 OR MORE PERSONS PER ROOM | 300 | |
| FLOOR, WALL, PIPELESS FURNACE | 11441 | I | ASIAN AND PACIFIC ISLANDER | 3636 | I | 1940 TO MARCH 1960 | | |
| ROOM HEATERS WITH FLUE | 7661 | I | SPANISH ORIGIN (ANY RACE) | 1781 | I | LESS THAN 1.01 PERSONS PER ROOM | 14969 | |
| ROOM HEATERS WITHOUT FLUE | 2167 | I | | | I | 1.01 OR MORE PERSONS PER ROOM | 506 | |
| FIREPLACES, STOVE, OR PORTABLE ROOM HEATERS | 1163 | I | 4. OCCUPIED HOUSING UNITS BUILT 1939 OR EARLIER WITH COMPLETE PLUMBING FACILITIES FOR EXCLUSIVE USE BY RACE AND SPANISH ORIGIN OF HOUSEHOLDER | | I | LACKING CENTRAL HEATING SYSTEM | | |
| NONE | 194 | I | | | I | 1939 OR EARLIER | | |
| 5. OCCUPIED HOUSING UNITS BY HOUSE HEATING FUEL | | I | | | I | LESS THAN 1.01 PERSONS PER ROOM | 5226 | |
| UTILITY GAS | 39565 | I | TOTAL | 23236 | I | 1.01 OR MORE PERSONS PER ROOM | 167 | |
| BOTTLED, TANK, OR LP GAS | 289 | I | WHITE | 17649 | I | 1940 TO MARCH 1960 | | |
| ELECTRICITY | 3928 | I | BLACK | 3624 | I | LESS THAN 1.01 PERSONS PER ROOM | 4963 | |
| FUEL OIL, KEROSENE, ETC. | 244 | I | AMERICAN INDIAN, ESKIMO, ALEUT | 78 | I | 1.01 OR MORE PERSONS PER ROOM | 279 | |
| COAL OR COKE | 6 | I | ASIAN AND PACIFIC ISLANDER | 1593 | I | | | |
| WOOD | 387 | I | SPANISH ORIGIN (ANY RACE) | 788 | I | 6. YEAR-ROUND HOUSING UNITS BY STORIES IN STRUCTURE | | |
| OTHER FUEL | 126 | I | | | I | 1 TO 3 | 42766 | |
| NO FUEL USED | 160 | I | | | I | 4 TO 6 | 3476 | |
| 8. OCCUPIED HOUSING UNITS BY COOKING FUEL | | I | 7. OCCUPIED HOUSING UNITS WITH COMPLETE PLUMBING FACILITIES FOR EXCLUSIVE USE AND WITH 1.01 PERSONS PER ROOM OR MORE BY RACE AND SPANISH ORIGIN OF HOUSEHOLDER | | I | 7 TO 12 | 88 | |
| UTILITY GAS | 38293 | I | | | I | 13 OR MORE | 0 | |
| BOTTLED, TANK, OR LP GAS | 229 | I | TOTAL | 1252 | I | 9. YEAR-ROUND UNITS IN STRUCTURE WITH 4 OR MORE STORIES BY PASSENGER ELEVATOR | | |
| ELECTRICITY | 13921 | I | WHITE | 413 | I | WITH ELEVATOR | 2955 | |
| OTHER FUEL | 45 | I | BLACK | 366 | I | NO ELEVATOR | 681 | |
| NO FUEL USED | 220 | I | AMERICAN INDIAN, ESKIMO, ALEUT | 4 | I | | | |
| 11. OCCUPIED HOUSING UNITS BY WATER HEATING FUEL | | I | ASIAN AND PACIFIC ISLANDER | 361 | I | 10. OCCUPIED HOUSING UNITS BY TENURE BY TELEPHONE IN HOUSING UNIT | | |
| UTILITY GAS | 41784 | I | SPANISH ORIGIN (ANY RACE) | 166 | I | TOTAL | OWNER | RENTER |
| BOTTLED, TANK, OR LP GAS | 605 | I | | | I | WITH TELEPHONE | 43264 | 16700 |
| ELECTRICITY | 2854 | I | 12. OCCUPIED HOUSING UNITS WITH COMPLETE PLUMBING FACILITIES FOR EXCLUSIVE USE AND LACKING CENTRAL HEATING EQUIPMENT BY RACE AND SPANISH ORIGIN OF HOUSEHOLDER | | I | NO TELEPHONE | 1440 | 175 |
| FUEL OIL, KEROSENE, ETC. | 146 | I | | | I | | | 1269 |
| OTHER FUEL | 67 | I | TOTAL | 10635 | I | 13. OCCUPIED HOUSING UNITS WITH HOUSEHOLDERS OF SELECTED AGE GROUPS BY AGE OF HOUSEHOLDER BY TELEPHONE IN HOUSING UNIT | | |
| NO FUEL USED | 48 | I | WHITE | 7519 | I | 60 TO 64 YEARS | 2215 | 7483 |
| 14. YEAR-ROUND HOUSING UNITS BY AIR CONDITIONING | | I | BLACK | 1940 | I | 65 YEARS AND OVER | 42 | 192 |
| NONE | 45682 | I | AMERICAN INDIAN, ESKIMO, ALEUT | 24 | I | | | |
| CENTRAL SYSTEM | 341 | I | ASIAN AND PACIFIC ISLANDER | 914 | I | WITH TELEPHONE | | |
| 1 INDIVIDUAL ROOM UNIT | 343 | I | SPANISH ORIGIN (ANY RACE) | 482 | I | NO TELEPHONE | | |
| 2 OR MORE INDIVIDUAL ROOM UNITS | 36 | I | | | I | | | |
| 17. YEAR NUMBER OF ROOMS IN YEAR-ROUND HOUSING UNITS | | I | 15. OCCUPIED HOUSING UNITS BY TENURE | | I | 16. YEAR-ROUND HOUSING UNITS BY KITCHEN FACILITIES | | |
| | | I | OWNER | 16883 | I | COMPLETE KITCHEN FACILITIES | 45215 | |
| | | I | RENTER | 27821 | I | NO COMPLETE KITCHEN FACILITIES | 1187 | |

HOUSING HEATING, PLUMBING, AND UTILITIES

AEC REGIONAL DATA CENTER

COUNTY- ALAMEDA COUNTY

PLACE- BERKELEY

HOUSING COST CHARACTERISTICS

COUNTY- ALAMEDA COUNTY

PLACE- BERKELEY

1. SPECIFIED RENTER-OCCUPIED HOUSING UNITS BY GROSS RENT

2. SPECIFIED OWNER-OCCUPIED NONCONDOMINIUM HOUSING UNITS BY RACE AND SPANISH ORIGIN OF HOUSEHOLDER BY MORTGAGE STATUS AND SELECTED MONTHLY OWNER COSTS

| | | | TOTAL | WHITE | BLACK | INDIAN | ASIAN | SPANISH ORIGIN |
|----------------|--------|-----------------|-------|-------|-------|--------|-------|----------------|
| LESS THAN \$60 | 92 | | | | | | | 72 |
| \$60 TO \$79 | 337 | | 1009 | 436 | 436 | 0 | 115 | 70 |
| \$80 TO \$99 | 375 | LESS THAN \$200 | 1966 | 996 | 749 | 0 | 194 | 43 |
| \$100 TO \$119 | 700 | \$200 TO \$299 | 1504 | 1110 | 327 | 18 | 50 | 47 |
| \$120 TO \$149 | 1454 | \$300 TO \$399 | 1297 | 981 | 208 | 8 | 86 | 60 |
| \$150 TO \$169 | 1568 | \$400 TO \$499 | 3227 | 2763 | 221 | 19 | 173 | 127 |
| \$170 TO \$199 | 3454 | \$500 OR MORE | 4970 | 3399 | 1104 | 4 | 423 | |
| \$200 TO \$249 | 6316 | NOT MORTGAGED | | | | | | |
| \$250 TO \$299 | 4761 | | | | | | | |
| \$300 TO \$349 | 3224 | | | | | | | |
| \$350 TO \$399 | 1764 | | | | | | | |
| \$400 TO \$499 | 1958 | | | | | | | |
| \$500 OR MORE | 1252 | | | | | | | |
| MEDIAN | \$ 245 | | | | | | | |
| MEAN | \$ 267 | | | | | | | |
| NO CASH RENT | 421 | | | | | | | |

3. SPECIFIED OWNER-OCCUPIED NONCONDOMINIUM HOUSING UNITS BY HOUSEHOLD INCOME IN 1979 BY SELECTED MONTHLY OWNERSHIP COSTS AS A PERCENTAGE OF INCOME

| | | LESS THAN \$5000 | \$5000 TO \$9999 | \$10000 TO \$14999 | \$15000 TO \$19999 | \$20000 OR MORE |
|--------------------------|--|------------------|------------------|--------------------|--------------------|-----------------|
| LESS THAN 20 PERCENT | | 69 | 584 | 875 | 966 | 6750 |
| 20 TO 24 PERCENT | | 166 | 157 | 130 | 129 | 726 |
| 25 PERCENT TO 34 PERCENT | | 223 | 187 | 178 | 235 | 720 |
| 35 PERCENT OR MORE | | 570 | 416 | 243 | 195 | 385 |
| NOT COMPUTED | | 91 | 0 | 0 | 0 | 0 |

4. SPECIFIED RENTER-OCCUPIED UNITS PAYING CASH RENT AND VACANT-FOR-RENT HOUSING UNITS BY OCCUPANCY STATUS

5. SPECIFIED RENTER-OCCUPIED HOUSING UNITS BY RACE AND SPANISH ORIGIN OF HOUSEHOLDER BY GROSS RENT

| | | TOTAL | WHITE | BLACK | INDIAN | ASIAN | SPANISH ORIGIN |
|-----------------------|--------|-------|-------|-------|--------|-------|----------------|
| RENTER-OCCUPIED UNITS | 27255 | | | | | | |
| MEAN CONTRACT RENT | \$ 244 | | | | | | |
| VACANT-FOR-RENT UNITS | 748 | | | | | | |
| MEAN RENT ASKED | \$ 251 | | | | | | |
| LESS THAN \$100 | | 804 | 377 | 331 | 6 | 75 | 68 |
| \$100 TO \$199 | | 7175 | 4887 | 1621 | 14 | 462 | 357 |
| \$200 TO \$299 | | 11077 | 7514 | 2259 | 12 | 1046 | 522 |
| \$300 OR MORE | | 8198 | 6409 | 857 | 53 | 748 | 347 |
| NO CASH RENT | | 421 | 299 | 53 | 0 | 69 | 0 |

6. SPECIFIED OWNER-OCCUPIED NONCONDOMINIUM HOUSING UNITS BY MORTGAGE STATUS AND SELECTED MONTHLY OWNER COSTS

7. SPECIFIED RENTER-OCCUPIED HOUSING UNITS BY HOUSEHOLD INCOME IN 1979 BY GROSS RENT AS A PERCENTAGE OF INCOME

| WITH A MORTGAGE | NOT MORTGAGED | | LESS THAN \$5000 | \$5000 TO \$9999 | \$10000 TO \$14999 | \$15000 TO \$19999 | \$20000 OR MORE |
|-----------------|---------------|----------------|------------------|------------------|--------------------|--------------------|-----------------|
| \$ 0-\$39 | 44 | LESS THAN \$50 | | | | | |
| \$100-\$149 | 240 | \$50-\$74 | | | | | |
| \$150-\$199 | 725 | \$75-\$99 | | | | | |
| \$200-\$249 | 1140 | \$100-\$124 | | | | | |
| \$250-\$299 | 826 | \$125-\$149 | | | | | |
| \$300-\$349 | 800 | \$150-\$199 | | | | | |
| \$350-\$399 | 784 | \$200-\$249 | | | | | |
| \$400-\$449 | 680 | \$250 OR MORE | | | | | |
| \$450-\$499 | 617 | MEDIAN | | | | | |
| \$500-\$599 | 973 | | | | | | |
| \$600-\$749 | 748 | | | | | | |
| \$750 OR MORE | 1506 | | | | | | |
| MEDIAN | \$ 393 | | | | | | |

8. SPECIFIED OWNER-OCCUPIED NONCONDOMINIUM HOUSING UNITS BY MORTGAGE STATUS AND YEAR HOUSEHOLDER MOVED INTO UNIT AND MEAN SELECTED MONTHLY OWNER COSTS

| | | TOTAL | MEAN SELECTED COSTS |
|-----------------------------------|--|-------|---------------------|
| 1375 TO MARCH 1980, WITH MORTGAGE | | 3466 | \$ 665 |
| 1970 TO 1974, WITH MORTGAGE | | 2185 | \$ 424 |
| 1960 TO 1969, WITH MORTGAGE | | 2291 | \$ 341 |
| 1959 OR EARLIER | | 1141 | \$ 301 |
| NOT MORTGAGED | | 4970 | \$ 124 |

9. SPECIFIED RENTER-OCCUPIED UNITS BY INCLUSION OF UTILITIES IN RENT PAY EXTRA FOR 1 OR MORE UTILITIES NO EXTRA PAYMENT FOR ANY UTILITIES

10. MEAN VALUE OF SPECIFIED OWNER-OCCUPIED NONCONDOMINIUM UNITS

| | | TOTAL | MEAN SELECTED COSTS |
|-----------------------------------|--|-------|---------------------|
| 1375 TO MARCH 1980, WITH MORTGAGE | | 3466 | \$ 665 |
| 1970 TO 1974, WITH MORTGAGE | | 2185 | \$ 424 |
| 1960 TO 1969, WITH MORTGAGE | | 2291 | \$ 341 |
| 1959 OR EARLIER | | 1141 | \$ 301 |
| NOT MORTGAGED | | 4970 | \$ 124 |

ABAG REGIONAL DATA CENTER

HOUSING NEEDS DETERMINATIONS
SAN FRANCISCO BAY REGION

Report required by Government Code Section 65584 under provisions of
Chapter 1143, Statutes of 1980 (AB 2853).

December 1983

Association of Bay Area Governments

1. INTRODUCTION

State legislation enacted in 1980 (Chapter 1143, Statutes of 1980; AB 2853) requires the Association of Bay Area Governments and other councils of governments in California to determine the existing and projected regional housing needs. ABAG is also required by AB 2853 to determine each city's share of the regional need for housing. The local shares of regional housing needs are to be considered in the development and updating of housing elements of local general plans. State law requires that all local housing elements in the State be revised to conform to the provisions of law by July 1, 1984.

This report responds to the requirements of AB 2853 for the nine-county Bay Area. It describes a methodology to estimate existing and projected housing need, which is consistent with the specific statutory requirements. Chapter 2 of the report describes the methods for calculating regional housing need and shows how the specific statutory factors are considered. It estimates the existing and projected need for the region in accordance with law, and determines cities' shares of those needs. Shares of the regional housing needs are also determined for each unincorporated area in the nine counties.

Under AB 2853, a 90-day review period is provided for county boards of supervisors and city councils to consider the initial determinations of local shares of the regional housing needs. These shares may be revised by cities and counties, using accepted planning methods and available data. ABAG is required by subsection (c) of Section 65584 of the Government Code to accept each revision or "indicate, based on available data and accepted planning methodology, why the revision is inconsistent with the regional housing need." ABAG's acceptance or rejection of a local government's revision is to take place within 60 days of the revision. The local review process is more fully described in Chapter 3.

On July 27, 1983, ABAG's Work Program and Coordination Committee, acting for the Executive Board, approved a housing needs determinations report effective August 1, beginning the required 90-day review period. Eleven revisions were made to the determinations contained in the July report.

On December 15, the Executive Board of the Association took final action on the housing needs determination revisions made by local governments. The resolution included in this report as Appendix B indicates the revisions accepted and not accepted by ABAG. The staff memorandum included in that appendix describes each local revision. Appendix C contains documentation of environmental review under the California Environmental Quality Act of the final actions taken by ABAG.

2. LOCAL HOUSING NEEDS DETERMINATIONS

This chapter contains the determinations required of ABAG by provisions of AB 2853. The chapter summarizes the methods used to estimate regional housing needs for the San Francisco Bay Area, and shares of those needs for the nine counties and the 97 cities.

The methods used in this report are generally consistent with those used by ABAG to determine housing needs under AB 2853 in 1981-82 (see ABAG, Housing Needs Report, December 1981). They are not exactly the same, however. The previous report used complicated formulas to compensate for outdated information (which tends to be less reliable) and because of the unavailability of the full 1980 Census data. Now that ABAG has completed its Projections 83 and necessary 1980 Census data is available, the formulas do not have to be as complex (see discussion below and technical appendix).

The tables included in this chapter provide the numerical information relating to determining the housing needs. Also presented are tables relating to the factors required to be considered in making the determinations. The introductory paragraphs preceding the tables indicate how the numerical information should be interpreted by local governments during the review process.

Statutory Requirements

Although regional housing need is not defined precisely in AB 2853, the basic ingredients of the regional housing needs determination process may be inferred from Section 65584 of Article 10.6 of the Government Code. This provides that:

...a locality's share of the regional housing need includes that share of the housing need of persons at all income levels within the area significantly affected by the jurisdiction's general plan.

Once ABAG has completed the determination of regional housing needs, the Department of Housing and Community Development may revise this determination to obtain "consistency" with the statewide housing need (see text below). ABAG's determination of the existing and projected regional need for housing, and the local shares of such need, must take into account six factors specified in subsection (a) of Section 65584:

- Market demand for housing
- Employment opportunities
- Availability of suitable sites and public facilities

- Commuting patterns
- Type and tenure of housing
- Housing needs of farmworkers.

The Government Code also requires that the distribution of regional housing needs "seek to avoid further impaction of localities with relatively high proportions of lower income households."

Market Demand for Housing. Detailed housing market analysis for the region has not been prepared and used by ABAG in previous planning studies. The demand for housing can be assumed from the growth in households likely to occur in the region, as documented in ABAG's recently adopted Projections 83. It can also be ascertained from housing value trends and income/affordability analysis. All influence the estimates of housing supply needed, as well as the potential to realize the housing demand--in the form of incomes sufficient to cover the costs of shelter. For purposes of this report, market demand is explicitly used to produce estimates of the vacancy needed to accommodate the present and forecast population levels, and in estimating the distributing of 1990 housing needs by income level and by type and tenure.

Employment Opportunities. ABAG's determination of the distribution of regional housing needs is required by law to consider employment opportunities. ABAG's Projections 83 formally considers the interaction of population, employment and household forecasts. For purposes of this report, therefore, projected household growth is consistent with the projections report. Therefore, the distribution of regional housing needs based on the projected household growth automatically reflects changes in employment opportunities in the region through the 1990s.

Availability of Suitable Sites and Public Facilities. Similar to changes in employment opportunities, ABAG's projections take into account availability of land for residential purposes. For purposes of this report, based on a review of local plans and other available planning studies, it appears that suitable sites and facilities are available in the region to accommodate projected housing growth. Where such sites and facilities may not be available, ABAG's projections already take these constraints generally into account.

Commuting Patterns. Assumptions about the regional transportation system and associated measures of transportation accessibility are key features of ABAG's projections. Commuting patterns are already factors

identified in the regional transit and highway system included with the Metropolitan Transportation Commission's Regional Transportation Plan. The highway and transit system assumptions are translated to estimates of peak-period levels of service by transportation facility type. These are in turn translated into estimates of travel time from location to location. Such measures of accessibility become key assumptions in determining the location of housing vis a vis job locations.

Type and Tenure of Housing. These factors are separately discussed in the distribution of projected housing need (see text below).

Housing Needs of Farmworkers. These are separately discussed later in this chapter.

Use of Available Information

AB 2853 requires the use of available data in the determination of regional housing needs. The Department provided to ABAG information on population growth for the region projected by the Department of Finance to 1990, and its own projection of households for each county. The Department also noted that the Department of Finance was in the process of revising its baseline projections of population, and that these revisions would affect the projection of households. ABAG staff worked closely with the Department of Finance and many other agencies to produce Projections 83. The projections report, issued by ABAG in June, contains the most reliable, internally consistent projections of population, households and employment for the Bay Area. These projections were adopted by ABAG's Executive Board in June 1983. Further detailed information on the assumptions used in the projections report is not repeated in this report, and interested parties should refer to Projections 83.

Other information used in the preparation of the report include 1970 and 1980 Census data, annual estimates of farmworker employment provided by the Employment Development Department, and other studies where noted.

Housing Need Determination

The method used to calculate the existing and projected housing need for the ABAG region and for each of its cities and counties is designed to reflect the factors prescribed in Section 65584 of Article 10.6. Changes in vacancy rates and in housing values and rents are used as indicators of market demand. Household projections are based on consideration of employment opportunities, the availability of suitable sites and commuting patterns. Type (single vs. multi-family) and tenure (owner vs. renter) are reflected in the calculations, based on the 1970 and 1980 Census information. This determination relies heavily on available data contained in the U.S. Census for 1970 and 1980 and more recently updated regional projections.

SUMMARY OF METHOD

- Step 1. Calculate "available housing" (A_h) in 1980 and 1970. This includes all occupied units plus those vacant units that are available for permanent, full-year occupancy. Vacant units excluded are second homes, units awaiting demolition, those used for seasonal and migrant housing, and those reported by the Census as "vacant other", where the tenure and/or the reason for vacancy were not known.
- Step 2. Calculate the available vacancy ratio, (a), which measures the difference in the amount of vacant available housing, 1970 to 1980, in each jurisdiction.
- Step 3. Calculate the housing cost to income ratio, ($b+c$), which measures the difference between the rate of increase in housing costs, 1970 to 1980, and the rate of increase in median family incomes over the same period. This is actually calculated in two parts--one reflecting change in the median value of owner-occupied housing, the other reflecting change in median rent paid for all renter-occupied housing. The two parts are combined and weighted according to the relative proportions of homeowners and renters living in each jurisdiction in 1980.
- Step 4. Calculate the "available vacancy rate", (AVR), which measures the proportion of available housing that was vacant and available for occupancy in 1980--i.e., either for rent or for sale.
- Step 5. Calculate the "optimal vacancy rate", (OVR_{80}), which is based largely on the "available vacancy rate" but also reflects an adjustment based on a combination of the factors calculated in steps 2,3 and 4 above. Also reflected in the "optimal" rate is a regional vacancy goal, postulated at 4.5%, which is used as a weighting factor in adjusting each jurisdiction's "available" rate to its "optimal" rate.

- Step 6. Calculate the "existing housing need", (N_E), which is the additional number of units derived from the "optimal vacancy rate" in excess of the number available in 1980. If the 1980 available stock had been increased by the number of units calculated as the "existing need", there would theoretically have been enough housing to have kept the market in a better balance between demand and supply than was the case. That is, prices and rents would have increased more in line with household incomes. Moreover, those seeking housing in the area would theoretically have had a similar range of choices in terms of the number and price range of units available in 1980 as in 1970.
- Step 7. Estimate "available housing", (A_{80}), 1980, for each "sub-regional study area" (SRSA), where the LAFCO sphere of influence or urban service area boundary has been used instead of the municipal boundaries to project household growth. Since household forecasts have been developed for SRSAs, the projected housing need figures are also developed for SRSAs. The estimate of available housing for the SRSA is derived by first, calculating the ratio of SRSA households to Census households, and second, applying that ratio to the Census count of available housing units.
- Step 8. Calculate the "optimal vacancy rate", (OVR_{90}), for each SRSA. This is done by averaging the optimal rate calculated in step 5 above for each city with that for the county and for the region, for which the optimal rate is taken as .045. If the "optimal rate" used in the "existing need" determination was also applied in the "projected need" determination, the result would be an excess of projected vacant units over the household growth forecast, beyond the amount of vacant housing needed for normal turnover.
- Step 9. Calculate the "projected housing need", (N_P), which is the number of units needed to provide for projected household growth and, at the same time, keep the market in balance. It includes the number of units calculated as the 1980 "existing need", plus the number required to provide for the projected household growth between 1980 and 1990.

It represents the net increase required in the number of housing units available in 1980, in order to accommodate the demand expected by 1990. Any demolitions or conversions, resulting in loss of housing units, would have to be made up by additional production. Any such losses should be calculated for individual jurisdictions in their housing elements.

The actual formulas used to calculate the existing and projected housing need are included in Appendix A, along with a further technical explanation of the methodology.

The remainder of this chapter presents information on the regional housing needs determinations, as follows:

- Existing need
- Projected need
- Income levels
- Farmworker housing need

Existing and Projected Needs

Tables 1 through 8 show existing and projected housing needs by jurisdiction for the nine counties in the Bay Area (these tables include revisions to the housing needs determinations, if accepted by the Executive Board of the Association; see Appendix B). As previously mentioned, the existing needs calculations provides an audit of the region's housing stock situation in 1980. It shows how far short the region and its counties and cities were in having sufficient housing available to have kept the housing market in a better supply-demand balance.

The projected housing need is the number of units needed to fill the existing need, plus provide enough units to accommodate the projected household growth in the county and its cities, plus provide for vacancy to maintain mobility in the housing market.

In terms of local housing element planning, it is these figures that are the most critical to review. Projected housing need is a major subject for local governments to include in updates of their local housing elements. Updated housing elements must be completed by July 1, 1984, according to provisions of State law. Under provisions of Chapter 1152 (AB 2320) of the Statutes of 1980, local governments are required to zone land for residential uses to meet the housing needs as identified in the general plan."

In reviewing the following tables, it is important to keep in mind that Need refers to the required net addition to the housing supply available in 1980. Existing Need is calculated for incorporated areas, using 1980 municipal boundaries. Co. Rem. refers to the county remainder--the total unincorporated area in each county in 1980. Existing Need is calculated for these areas as if they were incorporated places. Projected Need is calculated for each jurisdiction based on urban service area and/or LAFCO sphere of influence boundary. In this case, Co. Rem. or county remainder refers to that portion of the unincorporated area that is outside urban service area or sphere of influence boundaries.

TABLE 1
EXISTING AND PROJECTED HOUSING NEED*
ALAMEDA COUNTY AND CITIES

| Jurisdiction | Existing Need* 1980 | Projected Need* 1980-1990 |
|--------------|------------------------|--|
| Alameda | 255 | 3,161 |
| Albany | 78 | 692* ^{Accepted} [Revision from 854] |
| Berkeley | 761 | 1,611 |
| Dublin | 296 | 1,956 |
| Emeryville | 4 | 1,221 |
| Fremont | 182 | 10,137 |
| Hayward | 130 | 5,535 |
| Livermore | 808 | 4,311 |
| Newark | 246 | 2,054 |
| Oakland | 1,313 | 7,290 |
| Piedmont | 164 | 177* [Revision not accepted] |
| Pleasanton | 803 | 4,274 |
| San Leandro | 226 | 2,876 |
| Union City | 55 | 1,931 |
| Co. Rem. | 276 | 3,588 |
| County | 5,597 | 50,814 * [Revised county total] |

*"Need": Net addition to available stock. Projected Need includes Existing Need.

Consideration of Type and Tenure of Housing

ABAG, in making its determinations of regional housing needs, is required to consider type of housing (i.e., single, multiple and mobile homes) and tenure of housing (i.e., owner and renter).

Housing Type

Data used in this consideration was derived from the Federal Census of 1980. The July housing needs determinations report included Tables 9 through 16 showing the distribution of projected housing need by type, assuming that the relative distribution of housing would be approximately that of the 1980 Census distribution. The intent of including these tables was to indicate that local governments might wish to examine the relative change in housing type between 1970 and 1980 to determine if different percentages should be used in local housing elements. Because inclusion of these tables seemed to imply that ABAG was "requiring" that the projected housing need be distributed according to the 1980 distribution, the Executive Board directed in its final actions on the housing needs determinations report to delete these tables to avoid this misinterpretation. Housing types must be addressed in each local government housing element, and, while ABAG considered housing type as required by State law with respect to its determinations of housing need, it did not adopt a regional determination of housing need by type.

Tenure of Housing

In determinating the existing and projected need for housing, ABAG staff used the 1970 and 1980 percentages of owner and rental housing by jurisdiction for each county in the region and its cities.

It was presumed for purposes of this report that the availability of rental housing should not continue to decline in the region as a whole at the 1970-1980 rate, and that the projected need should be distributed to at least maintain the percentage of rental stock in each community that existed in 1980.

Therefore, the 1980 percentages were applied to the projected housing need (from Tables 1-8) to show the projected housing need by tenure in Tables 17 through 24 of the July housing needs determinations report. However, because inclusion of these tables seemed to imply that ABAG was "requiring" that the projected housing need be distributed according to the 1980 distribution of rental and owner housing, the Executive Board directed in its final actions on the housing needs determinations report to delete these tables to avoid this misinterpretation. ABAG considered housing tenure explicitly in the calculations that led to its determinations of housing need. It did not, however, adopt a regional determination of housing need by tenure.

Consideration of Income Levels

ABAG, in making its determinations of regional housing needs, is required to consider the need for housing at all income levels. Section 65584 of Article 10.6 of the Government Code defines each locality's share of the regional housing need as:

...that share of the housing need of persons at all income levels within the area significantly affected by the jurisdiction's general plan.

The Government Code also requires that the distribution of regional housing needs "seek to avoid further impaction of localities with relatively high proportions of lower income households." State law does not define impaction. It does not prescribe numerical terms under which a community is considered to have a relatively high number of lower income households.

The most widely used definitions of income groupings of population are those used by the U. S. Department of Housing and Urban to determine eligibility for Federal housing assistance. Section 6932 of Title 25 of the California Administrative Code sets forth the income limits used by the State Department of Housing and Community Development, which are in large part based on the HUD income limits. Usually this limit is determined for a four-person household. A set of other factors is used to determine eligibility limits for other household sizes.

Applied to the Bay Area, a household of **very low income** is one with an income of up to 50% of the median income for the region. A household of **low income** is one with an income of 51-80% of the median regional income. A **moderate income** household is one with an income of 81-120% of the median regional income. A household with an income greater than 120% of the regional median is considered of **above moderate income**.

For purposes of the housing needs determinations, this report does not adjust the income levels by household size. It considers the 1979 income distribution of households for each county and city, as reported by the Census Bureau in the 1980 Census. In contrast with the figures produced in this report, the 1981-82 determinations of regional housing needs by ABAG used Franchise Tax Board information on 1979 tax returns, which is published annually at the county level. The Franchise Tax Board does not report information on tax returns at the city level. Because of this, ABAG, in taking final action on the distribution of regional housing need by income category, specifically noted that its determinations (in ABAG Technical Memorandum No. 2, March 25, 1982), would be rescinded in 1983 when the 1980 Census data on household incomes by city became available.

The Census reports a 1979 median household income for the region as \$20,607. Thus, a household with an income of \$10,304 or less would be very low income, a household with an income from \$10,305 to \$16,486 would be low income, and a household with an income of from \$16,487 to \$24,728 would be considered of moderate income. An income of greater than \$24,728 would be above moderate income. These income limits were used to estimate the proportion of households in each jurisdiction in the Bay Area in the four income categories.

For the region, 23% of the households are very low income, 16% are low income, 21% are moderate income, and 40% are above moderate income. Tables 9 through 16 show the 1979 distribution of each jurisdiction's households compared to the regional median household income.

Since AB 2853 requires each council of governments to determine regional housing needs, what is implied by a determination of household need by income category is movement toward the distribution of households by income category within the region.

This movement-toward-the-regional-distribution presumption was used by ABAG in its 1981-82 determinations of regional housing needs. The presumption was then--and remains now for this report--that a more equitable distribution of housing opportunities would be achieved. For purposes of this report, the existing city percentages are averaged with the existing county and regional percentages to determine the percentage to be applied to the projected housing need to promote a more equitable distribution of housing opportunities within the Bay Area.

For example, the City of Alameda (with 25% very low) is averaged with Alameda County (28% very low) and the region (23% very low) to derive a projected percentage of 25% very low $\lceil 25+28+23=76; 76/3=25 \rceil$. The projected housing need by income category is shown in Tables 17-24.

The resulting numbers from the procedure described above do not imply that each jurisdiction must produce the identified amount of very low, low, moderate and above moderate income housing. The numbers do imply a net increase in the number of available units in each of these income categories. A community can promote additional housing opportunities by a number of means. Included among these are by "filtering;" by allowing large single-family homes to be converted to multi-family uses; by promoting or encouraging the rehabilitation of substandard units or units presently scheduled for demotion; by providing for the conversion of seasonal to year-round occupancy; or by authorizing the construction of new low- and moderate-income housing units. How each county and city will address the determination of regional housing need by income category will be decided within the housing elements of each individual jurisdiction.

TABLE 9
HOUSEHOLD INCOME
ALAMEDA COUNTY AND CITIES

| Jurisdiction | Existing Distribution | | | |
|--------------|-----------------------|-------|------------|------------------|
| | % Very Low | % Low | % Moderate | % Above Moderate |
| Alameda | 25 | 20 | 21 | 34 |
| Albany | 30 | 20 | 23 | 27 |
| Berkeley | 40 | 18 | 17 | 25 |
| Dublin | 9 | 11 | 26 | 54 |
| Emeryville | 27 | 21 | 26 | 27 |
| Fremont | 14 | 13 | 22 | 52 |
| Hayward | 22 | 17 | 25 | 36 |
| Livermore | 15 | 12 | 23 | 51 |
| Newark | 11 | 10 | 23 | 56 |
| Oakland | 39 | 18 | 18 | 25 |
| Piedmont | 9 | 9 | 14 | 68 |
| Pleasanton | 12 | 10 | 18 | 60 |
| San Leandro | 24 | 18 | 23 | 35 |
| Union City | 14 | 13 | 25 | 48 |
| Uninc. | 21 | 16 | 23 | 40 |
| County | 28 | 17 | 20 | 35 |

Source: 1980 Census

TABLE 17
PROJECTED HOUSING NEED BY INCOME CATEGORY
ALAMEDA COUNTY AND CITIES

| Jurisdiction | Very Low | Low | Moderate | Above Moderate | |
|--------------|-------------|-------------|-------------|----------------|-------|
| Alameda | 790 (25%) | 569 (18%) | 664 (21%) | 1,138 (36%) | |
| Albany | 187 (27%) | 125 (18%) | 145 (21%) | 235 (34%) | ***** |
| Berkeley | 483 (30%) | 274 (17%) | 306 (19%) | 548 (34%) | |
| Dublin | 391 (20%) | 274 (14%) | 450 (23%) | 841 (43%) | |
| Emeryville | 317 (26%) | 220 (18%) | 269 (22%) | 415 (34%) | |
| Fremont | 2,230 (22%) | 1,521 (15%) | 2,129 (21%) | 4,257 (42%) | |
| Hayward | 1,328 (24%) | 941 (17%) | 1,218 (22%) | 2,048 (37%) | |
| Livermore | 948 (22%) | 647 (15%) | 905 (21%) | 1,811 (42%) | |
| Newark | 411 (20%) | 288 (14%) | 452 (22%) | 903 (44%) | |
| Oakland | 2,187 (30%) | 1,239 (17%) | 1,458 (20%) | 2,406 (33%) | |
| Piedmont | 35 (20%) | 25 (14%) | 32 (18%) | 85 (48%) | |
| Pleasanton | 898 (21%) | 598 (14%) | 855 (20%) | 1,923 (45%) | |
| San Leandro | 719 (25%) | 489 (17%) | 604 (21%) | 1,064 (37%) | |
| Union City | 425 (22%) | 290 (15%) | 425 (22%) | 792 (41%) | |
| Co. Rem. | 861 (24%) | 574 (16%) | 753 (21%) | 1,400 (39%) | |
| County | 12,210 | 8,074 | 10,665 | 19,865 | ***** |

*****[Reflects revision of projected housing need.]

3. LOCAL GOVERNMENT REVIEW PROCESS

Chapter 1143 of the Statutes of 1980 provides a three-step review process for determining regional housing needs. These steps are:

- Initial determination of regional housing needs by ABAG.
- Local review and revision, where appropriate.
- ABAG action on the local revisions.

Initial Determination Phase

This step would be accomplished by ABAG action on this report, which identifies the regional housing needs, and local shares of such needs, after consideration of the factors listed in Section 66584 of the Government Code. The completion of this step would begin a 90-day local revision process. The ABAG Work Program and Coordination Committee, acting for the Executive Board, will be asked to complete this phase at its meeting of July 28, 1983. The determinations would be made effective August 1, 1983.

Local Review and Revision Phase

Subsection (c) of Section 65584 of the Government Code provides for a 90-day period during which each Bay Area county and city may revise its share of the regional housing need, using accepted planning methods and available data.

ABAG Action on Local Revisions Phase

Within 60 days of a local government's revision to its share of the regional housing need, ABAG must either accept the revision, or indicate why the revision is inconsistent with the regional housing needs.

The housing element law specifies that local government revisions must be based on available data and accepted planning methods. It does not specify what constitutes available data, nor does it prescribe a planning methodology.

The most critical assumption with respect to the regional housing needs determinations is that household growth between 1980 and 1990 in each jurisdiction will occur at the rate specified in Projections 83, which has been reviewed by local governments prior to its adoption by ABAG's Executive Board in June 1983.

The housing need for the unincorporated area of each county (called "county remainder" in this report) is not distributed to unincorporated communities within the nine counties. ABAG will rely on the counties to determine how such housing needs are to be addressed for the unincorporated area in each county's housing element.

In taking action on the July housing needs determinations report, ABAG requested cities and counties in the Bay Area to review the report, and its assumptions carefully, and to make appropriate revisions, if necessary, effective on October 28, 1983. As previously mentioned, eleven such revisions were made. These are described in a staff memorandum, with recommendations for ABAG Executive Board action. The memorandum is included as an attachment to the ABAG Executive Board Resolution 6-83, adopted by the Board on December 15, 1983. The resolution is included in this report as Appendix B.

1. MARITAL STATUS- BY ACADEMIC LEVEL

| | M E N | | | | W O M E N | | | | T O T A L - ALL STUDENTS | |
|--------------------|---------------|---------------|-------|---------------|---------------|---------------|-------|---------------|-----------------------------|-------|
| | LOWER DIV. | UPPER DIV. | GRAD. | SUB- TOTAL | LOWER DIV. | UPPER DIV. | GRAD. | SUB- TOTAL | NUMBER | % |
| NEVER MARRIED | 2,441 | 3,266 | 1,948 | 7,655 | 1,960 | 2,623 | 1,153 | 5,736 | 13,391 | 84.2 |
| MARRIED | 34 | 191 | 963 | 1,188 | 28 | 219 | 513 | 760 | 1,948 | 12.2 |
| SEPARATED | 2 | 14 | 38 | 54 | 8 | 26 | 40 | 74 | 128 | .8 |
| DIVORCED | 8 | 25 | 90 | 123 | 21 | 78 | 184 | 283 | 408 | 2.6 |
| WIDOWED | 6 | 13 | 2 | 21 | 2 | 9 | 8 | 19 | 40 | .3 |
| TOTAL RESPONDING - | 2,491 | 3,509 | 3,041 | 9,041 | 2,019 | 2,955 | 1,898 | 6,872 | 15,913 | 100.0 |

2. STATUS OF SPOUSES OF MARRIED STUDENTS- BY ACADEMIC LEVEL

| | | | | | | | | | | |
|----------------------------|----|-----|-----|-------|----|-----|-----|-----|-------|-------|
| SPOUSE IS U.C. STUDENT | 8 | 28 | 120 | 156 | 6 | 48 | 84 | 138 | 284 | 15.1 |
| SPOUSE IS NOT U.C. STUDENT | 26 | 163 | 843 | 1,032 | 22 | 171 | 429 | 622 | 1,654 | 84.9 |
| TOTAL RESPONDING - | 34 | 191 | 963 | 1,188 | 28 | 219 | 513 | 760 | 1,948 | 100.0 |

STUDENT HOUSING AND TRANSPORTATION SURVEY
BERKELEY

WINTER QUARTER 1982 RUN 08/01/82
RETENTION- 10 YEARS

HSX2500

6. AGE BY ACADEMIC LEVEL- ALL STUDENTS

PAGE 7

| | M E N | | | | W O M E N | | | | T O T A L - ALL STUDENTS | |
|-----------------|---------------|---------------|-------|---------------|---------------|---------------|-------|---------------|-----------------------------|-------|
| | LOWER DIV. | UPPER DIV. | GRAD. | SUB- TOTAL | LOWER DIV. | UPPER DIV. | GRAD. | SUB- TOTAL | NUMBER | % |
| 18 OR UNDER | 985 | 21 | | 1,006 | 827 | 11 | 1 | 839 | 1,845 | 11.6 |
| 19 | 910 | 106 | | 1,022 | 739 | 106 | 1 | 846 | 1,868 | 11.6 |
| 20 | 374 | 816 | 2 | 1,192 | 258 | 727 | 4 | 989 | 2,181 | 13.7 |
| 21 | 96 | 1,060 | 44 | 1,200 | 61 | 950 | 23 | 1,034 | 2,234 | 14.1 |
| 22 | 28 | 623 | 218 | 869 | 37 | 445 | 119 | 601 | 1,470 | 9.2 |
| 23 | 27 | 293 | 273 | 593 | 11 | 191 | 143 | 345 | 938 | 5.9 |
| 24 | 14 | 135 | 335 | 484 | 14 | 109 | 178 | 301 | 785 | 4.9 |
| 25 - 29 | 32 | 333 | 1,408 | 1,773 | 36 | 251 | 774 | 1,061 | 2,834 | 17.6 |
| 30 - 34 | 15 | 92 | 535 | 642 | 18 | 95 | 392 | 505 | 1,147 | 7.2 |
| 35 OR OVER | 4 | 28 | 218 | 248 | 16 | 69 | 261 | 346 | 594 | 3.7 |
| AVERAGE AGE | 19.1 | 22.1 | 27.5 | 23.1 | 19.2 | 22.3 | 28.6 | 23.1 | 23.1 | |
| TOTAL IN FILE - | 2,491 | 3,507 | 3,031 | 9,029 | 2,017 | 2,954 | 1,896 | 6,867 | 15,896 | 100.0 |
| NOT IN FILE - | | 2 | 10 | 12 | 2 | 1 | 2 | 5 | 17 | |

13. HOUSING STATUS BY ACADEMIC LEVEL- SINGLE STUDENTS

PAGE 11

| | M E N | | | | W O M E N | | | | T O T A L - ALL STUDENTS | |
|---|---------------|---------------|-------|---------------|---------------|---------------|-------|---------------|-----------------------------|-------|
| | LOWER DIV. | UPPER DIV. | GRAD. | SUB- TOTAL | LOWER DIV. | UPPER DIV. | GRAD. | SUB- TOTAL | NUMBER | % |
| UNIVERSITY-OWNED RESIDENCE HALL | 826 | 289 | 82 | 1,197 | 695 | 172 | 26 | 893 | 2,090 | 18.9 |
| UNIVERSITY-OWNED APARTMENT | 8 | 11 | 6 | 23 | 12 | 14 | 5 | 31 | 54 | .4 |
| FRATERNITY OR SORORITY | 230 | 297 | 13 | 540 | 151 | 239 | 3 | 393 | 933 | 7.6 |
| INTERNATIONAL HOUSE | 8 | 41 | 109 | 156 | 2 | 34 | 41 | 77 | 233 | 1.9 |
| COOPERATIVE | 115 | 198 | 35 | 348 | 136 | 171 | 15 | 322 | 670 | 5.4 |
| COMMUNE | 14 | 23 | 12 | 49 | 7 | 9 | 3 | 19 | 68 | .6 |
| ROOM IN PRIVATE HOME | 11 | 32 | 33 | 76 | 3 | 14 | 10 | 27 | 103 | .9 |
| WITH PARENTS OR RELATIVES | 419 | 431 | 44 | 894 | 304 | 295 | 33 | 632 | 1,526 | 12.4 |
| PRIVATE APARTMENT OR HOUSE- ALONE | 140 | 416 | 576 | 1,132 | 103 | 302 | 397 | 802 | 1,934 | 15.7 |
| PRIVATE APT/HOUSE SHARED WITH 1-2 ROOMMATES | 353 | 904 | 701 | 1,958 | 268 | 789 | 392 | 1,449 | 3,407 | 27.6 |
| PRIVATE APT/HOUSE SHARED WITH 3+ ROOMMATES | 150 | 398 | 208 | 756 | 130 | 322 | 122 | 574 | 1,330 | 10.8 |
| TOTAL RESPONDING - | 2,270 | 3,040 | 1,819 | 7,129 | 1,811 | 2,361 | 1,047 | 5,219 | 12,348 | 100.0 |
| NOT RESPONDING - | 171 | 226 | 129 | 526 | 149 | 262 | 106 | 517 | 1,043 | |

14. HOUSING STATUS BY ACADEMIC LEVEL- MARRIED STUDENTS

| | | | | | | | | | | |
|--|----|-----|-----|-------|----|-----|-----|-----|-------|-------|
| UNIVERSITY-OWNED APARTMENT | 10 | 20 | 300 | 330 | 3 | 21 | 64 | 88 | 418 | 23.0 |
| WITH PARENTS OR RELATIVES | | 3 | 5 | 8 | 1 | 3 | 3 | 7 | 15 | .8 |
| PRIVATE APT. OR HOUSE ALONE OR WITH SPOUSE | 17 | 143 | 536 | 696 | 17 | 166 | 364 | 547 | 1,243 | 68.5 |
| OTHER | 3 | 15 | 62 | 80 | 3 | 12 | 44 | 59 | 139 | 7.7 |
| TOTAL RESPONDING - | 30 | 181 | 903 | 1,114 | 24 | 202 | 475 | 701 | 1,815 | 100.0 |
| NOT RESPONDING - | 4 | 10 | 60 | 74 | 4 | 17 | 38 | 59 | 133 | |

15. HOUSING STATUS BY ACADEMIC LEVEL- SEPARATED, DIVORCED, WIDOWED STUDENTS

PAGE 12

| | M E N | | | | W O M E N | | | | T O T A L - ALL STUDENTS | |
|---|------------|------------|-------|-----------|------------|------------|-------|-----------|--------------------------|-------|
| | LOWER DIV. | UPPER DIV. | GRAD. | SUB-TOTAL | LOWER DIV. | UPPER DIV. | GRAD. | SUB-TOTAL | NUMBER | % |
| UNIVERSITY-OWNED RESIDENCE HALL | | | | | | 1 | 2 | 3 | 3 | .8 |
| UNIVERSITY-OWNED APARTMENT | 1 | 3 | 8 | 10 | 5 | 22 | 20 | 47 | 57 | 10.9 |
| FRATERNITY OR SORORITY | | 2 | | 2 | | 1 | 1 | 2 | 4 | .8 |
| INTERNATIONAL HOUSE | | 2 | 2 | 4 | | | 1 | 1 | 5 | 1.0 |
| COOPERATIVE | | 1 | 4 | 5 | | 1 | 2 | 3 | 8 | 1.5 |
| COMMUNE | 4 | 9 | 4 | 17 | 1 | | 2 | 3 | 20 | 3.8 |
| ROOM IN PRIVATE HOME | | | 2 | 2 | | | 1 | 1 | 3 | .8 |
| WITH PARENTS OR RELATIVES | | 1 | 2 | 3 | 3 | 4 | 4 | 11 | 14 | 2.7 |
| PRIVATE APT. OR HOUSE ALONE OR WITH SPOUSE | 4 | 13 | 70 | 87 | 13 | 36 | 101 | 150 | 237 | 45.5 |
| PRIVATE APT/HOUSE SHARED WITH 1-2 ROOMMATES | 4 | 15 | 22 | 41 | 4 | 33 | 55 | 92 | 133 | 25.5 |
| PRIVATE APT/HOUSE SHARED WITH 3+ ROOMMATES | 2 | 3 | 10 | 15 | 1 | 7 | 14 | 22 | 37 | 7.1 |
| TOTAL RESPONDING - | 15 | 49 | 122 | 186 | 27 | 105 | 203 | 335 | 521 | 100.0 |
| NOT RESPONDING - | 1 | 3 | 8 | 12 | 4 | 8 | 29 | 41 | 53 | |

16. HOUSING STATUS BY ACADEMIC LEVEL- ALL STUDENTS

| | | | | | | | | | | |
|---|-------|-------|-------|-------|-------|-------|-------|-------|--------|-------|
| UNIVERSITY-OWNED RESIDENCE HALL | 826 | 293 | 102 | 1,221 | 696 | 174 | 33 | 903 | 2,124 | 14.8 |
| UNIVERSITY-OWNED APARTMENT | 17 | 34 | 312 | 363 | 20 | 57 | 89 | 166 | 529 | 3.6 |
| FRATERNITY OR SORORITY | 231 | 300 | 13 | 544 | 151 | 240 | 4 | 395 | 939 | 6.4 |
| INTERNATIONAL HOUSE | 6 | 44 | 114 | 164 | 2 | 34 | 42 | 78 | 242 | 1.3 |
| COOPERATIVE | 115 | 200 | 41 | 356 | 136 | 172 | 18 | 326 | 682 | 4.8 |
| COMMUNE | 18 | 34 | 17 | 69 | 9 | 9 | 5 | 23 | 92 | .8 |
| ROOM IN PRIVATE HOME | 11 | 32 | 38 | 81 | 3 | 14 | 12 | 29 | 110 | .2 |
| WITH PARENTS OR RELATIVES | 419 | 435 | 51 | 905 | 308 | 302 | 40 | 650 | 1,555 | 10.5 |
| PRIVATE APT. OR HOUSE ALONE OR WITH SPOUSE | 181 | 572 | 1,182 | 1,915 | 133 | 504 | 862 | 1,499 | 3,414 | 23.2 |
| PRIVATE APT/HOUSE SHARED WITH 1-2 ROOMMATES | 358 | 921 | 744 | 2,023 | 273 | 826 | 471 | 1,570 | 3,593 | 24.5 |
| PRIVATE APT/HOUSE SHARED WITH 3+ ROOMMATES | 153 | 405 | 230 | 788 | 131 | 336 | 149 | 616 | 1,404 | 9.8 |
| TOTAL RESPONDING - | 2,315 | 3,270 | 2,844 | 8,429 | 1,862 | 2,668 | 1,725 | 6,255 | 14,684 | 100.0 |
| NOT RESPONDING - | 176 | 239 | 197 | 612 | 157 | 287 | 173 | 617 | 1,229 | |

24. CURRENT MONTHLY RENT BY ACADEMIC LEVEL- ALL STUDENTS

PAGE 18

| | M E N | | | | W O M E N | | | | T O T A L - ALL STUDENTS | |
|--------------------|---------------|---------------|-------|---------------|---------------|---------------|-------|---------------|-----------------------------|-------|
| | LOWER DIV. | UPPER DIV. | GRAD. | SUB- TOTAL | LOWER DIV. | UPPER DIV. | GRAD. | SUB- TOTAL | NUMBER | % |
| NO CHARGE | 294 | 358 | 47 | 699 | 220 | 243 | 43 | 506 | 1,205 | 8.4 |
| \$ 1 - 64 | 20 | 17 | 4 | 41 | 12 | 15 | 5 | 32 | 73 | .8 |
| 65 - 89 | 1,072 | 630 | 147 | 1,849 | 866 | 449 | 53 | 1,368 | 3,217 | 22.8 |
| 90 - 109 | 59 | 156 | 67 | 282 | 47 | 97 | 29 | 173 | 455 | 3.2 |
| 110 - 124 | 63 | 156 | 69 | 288 | 52 | 137 | 48 | 247 | 535 | 3.7 |
| 125 - 139 | 77 | 196 | 129 | 402 | 50 | 181 | 60 | 291 | 693 | 4.9 |
| 140 - 174 | 205 | 571 | 419 | 1,195 | 177 | 466 | 223 | 866 | 2,061 | 14.4 |
| 175 - 209 | 181 | 488 | 479 | 1,148 | 171 | 426 | 303 | 900 | 2,048 | 14.3 |
| 210 - 249 | 131 | 264 | 460 | 855 | 90 | 212 | 259 | 561 | 1,418 | 9.9 |
| \$250 OR MORE | 148 | 375 | 925 | 1,448 | 106 | 372 | 645 | 1,123 | 2,571 | 18.0 |
| AVERAGE RENT * | \$126 | \$160 | \$208 | \$168 | \$125 | \$166 | \$216 | \$169 | 8159 | |
| TOTAL RESPONDING - | 2,250 | 3,211 | 2,746 | 8,207 | 1,801 | 2,598 | 1,668 | 6,067 | 14,274 | 100.0 |
| NOT RESPONDING - | 241 | 298 | 295 | 834 | 218 | 357 | 230 | 805 | 1,639 | |

* EXCLUDES "NO CHARGE"

28. HOUSING SIZE BY PRIVATE HOUSING TYPE- SINGLE STUDENTS *

PAGE 22

| | APT. OR CON- DOMINIUM | SINGLE- FAMILY HOUSE | DUPLEX OR TOWNHOUSE | MOBILE HOME- CAMPER-VAN | OTHER | TOTAL | % |
|-----------------------|--------------------------|-------------------------|------------------------|----------------------------|-------|-------|-------|
| STUDIO | 585 | 36 | 4 | 3 | 33 | 661 | 11.5 |
| ONE-BEDROOM | 1,354 | 72 | 49 | 1 | 26 | 1,502 | 26.1 |
| TWO-BEDROOM | 1,587 | 271 | 92 | 2 | 23 | 1,975 | 34.3 |
| THREE-BEDROOM | 275 | 492 | 75 | 1 | 12 | 855 | 14.8 |
| FOUR OR MORE BEDROOMS | 46 | 687 | 17 | 1 | 15 | 766 | 13.3 |
| TOTAL RESPONDING - | 3,847 | 1,558 | 237 | 8 | 109 | 5,759 | 100.0 |
| NOT RESPONDING - | 491 | 251 | 24 | 3 | 8 | 777 | |

29. HOUSING SIZE BY PRIVATE HOUSING TYPE- MARRIED STUDENTS *

| | | | | | | | |
|-----------------------|-----|-----|----|---|----|-------|-------|
| STUDIO | 21 | 3 | 1 | | | 25 | 2.2 |
| ONE-BEDROOM | 248 | 31 | 19 | | 6 | 304 | 27.2 |
| TWO-BEDROOM | 170 | 176 | 42 | 1 | 8 | 397 | 35.5 |
| THREE-BEDROOM | 11 | 232 | 7 | | 9 | 259 | 23.2 |
| FOUR OR MORE BEDROOMS | 2 | 129 | | | 1 | 132 | 11.8 |
| TOTAL RESPONDING - | 452 | 571 | 69 | 1 | 24 | 1,117 | 100.0 |
| NOT RESPONDING - | 80 | 78 | 8 | | | 166 | |

* EXCLUDES ROOM IN PRIVATE HOME

54. LOCATION OF RESIDENCE BY ACADEMIC LEVEL- SINGLE STUDENTS

PAGE 38

| | M E N | | | | W O M E N | | | | T O T A L - ALL STUDENTS | |
|-----------------------|---------------|---------------|-------|---------------|---------------|---------------|-------|---------------|-----------------------------|-------|
| | LOWER DIV. | UPPER DIV. | GRAD. | SUB- TOTAL | LOWER DIV. | UPPER DIV. | GRAD. | SUB- TOTAL | NUMBER | % |
| ON CAMPUS | 826 | 289 | 82 | 1,197 | 695 | 172 | 26 | 893 | 2,090 | 18.4 |
| BERKELEY | 953 | 2,027 | 1,268 | 4,248 | 795 | 1,704 | 658 | 3,157 | 7,403 | 59.2 |
| ALBANY, EL CERRITO | 63 | 92 | 83 | 238 | 36 | 59 | 47 | 142 | 380 | 3.0 |
| OAKLAND | 180 | 254 | 238 | 672 | 126 | 195 | 174 | 495 | 1,167 | 9.2 |
| SAN LEANDRO AND SOUTH | 40 | 56 | 13 | 109 | 37 | 47 | 15 | 99 | 208 | 1.6 |
| RICHMOND AND NORTH | 38 | 48 | 21 | 107 | 38 | 37 | 15 | 90 | 197 | 1.5 |
| ORINDA AND EAST | 64 | 109 | 34 | 207 | 36 | 65 | 20 | 121 | 328 | 2.6 |
| SAN FRANCISCO | 84 | 145 | 75 | 304 | 51 | 107 | 75 | 233 | 537 | 4.2 |
| MARIN COUNTY | 13 | 25 | 8 | 46 | 5 | 15 | 7 | 27 | 73 | .6 |
| OTHER | 58 | 84 | 47 | 189 | 40 | 66 | 51 | 157 | 346 | 2.7 |
| TOTAL RESPONDING - | 2,319 | 3,129 | 1,867 | 7,315 | 1,859 | 2,467 | 1,088 | 5,414 | 12,729 | 100.0 |
| NOT RESPONDING - | 122 | 137 | 81 | 340 | 101 | 156 | 65 | 322 | 682 | |

55. LOCATION OF RESIDENCE BY ACADEMIC LEVEL- MARRIED STUDENTS

| | | | | | | | | | | |
|-----------------------|----|-----|-----|-------|----|-----|-----|-----|-------|-------|
| ON CAMPUS | | 4 | 20 | 24 | 1 | 1 | 5 | 7 | 31 | 1.7 |
| BERKELEY | 10 | 47 | 238 | 295 | 11 | 52 | 142 | 205 | 500 | 27.0 |
| ALBANY, EL CERRITO | 11 | 32 | 337 | 380 | 4 | 27 | 80 | 111 | 491 | 26.5 |
| OAKLAND | 3 | 28 | 87 | 118 | 3 | 29 | 66 | 98 | 216 | 11.6 |
| SAN LEANDRO AND SOUTH | | 9 | 41 | 50 | 2 | 10 | 22 | 34 | 84 | 4.5 |
| RICHMOND AND NORTH | | 8 | 32 | 40 | 1 | 11 | 13 | 25 | 65 | 3.5 |
| ORINDA AND EAST | 3 | 25 | 46 | 74 | 2 | 35 | 27 | 64 | 138 | 7.4 |
| SAN FRANCISCO | 1 | 9 | 43 | 53 | | 9 | 43 | 52 | 105 | 5.7 |
| MARIN COUNTY | 3 | 5 | 14 | 22 | | 6 | 18 | 24 | 46 | 2.5 |
| OTHER | | 14 | 71 | 85 | 1 | 21 | 72 | 94 | 179 | 9.6 |
| TOTAL RESPONDING - | 31 | 181 | 929 | 1,141 | 25 | 201 | 488 | 714 | 1,855 | 100.0 |
| NOT RESPONDING - | 3 | 10 | 34 | 47 | 3 | 18 | 25 | 46 | 93 | |

| | M E N | | | | W O M E N | | | | T O T A L - ALL STUDENTS | |
|-----------------------|---------------|---------------|-------|---------------|---------------|---------------|-------|---------------|-----------------------------|-------|
| | LOWER DIV. | UPPER DIV. | GRAD. | SUB- TOTAL | LOWER DIV. | UPPER DIV. | GRAD. | SUB- TOTAL | NUMBER | % |
| ON CAMPUS | | | | | | 1 | 2 | 3 | 3 | .6 |
| BERKELEY | 7 | 19 | 52 | 78 | 12 | 40 | 74 | 126 | 204 | 38.9 |
| ALBANY, EL CERRITO | | 3 | 12 | 15 | 2 | 26 | 32 | 60 | 75 | 14.3 |
| OAKLAND | | 11 | 27 | 38 | 4 | 14 | 42 | 60 | 98 | 18.7 |
| SAN LEANDRO AND SOUTH | 1 | 1 | 1 | 3 | | 2 | 2 | 4 | 7 | 1.3 |
| RICHMOND AND NORTH | 1 | 1 | 3 | 5 | 2 | 2 | 6 | 10 | 15 | 2.9 |
| ORINDA AND EAST | 1 | 4 | 1 | 6 | 2 | 6 | 8 | 16 | 22 | 4.2 |
| SAN FRANCISCO | 1 | 1 | 7 | 9 | 1 | 4 | 20 | 25 | 34 | 6.5 |
| MARIN COUNTY | 2 | 2 | 3 | 7 | | 3 | 6 | 9 | 16 | 3.0 |
| OTHER | 2 | 7 | 15 | 24 | 5 | 6 | 16 | 27 | 51 | 9.7 |
| TOTAL RESPONDING - | 15 | 49 | 121 | 185 | 28 | 104 | 208 | 340 | 525 | 100.0 |
| NOT RESPONDING - | 1 | 3 | 9 | 13 | 3 | 9 | 24 | 36 | 49 | |

57. LOCATION OF RESIDENCE BY ACADEMIC LEVEL- ALL STUDENTS

| | | | | | | | | | | |
|-----------------------|-------|-------|-------|-------|-------|-------|-------|-------|--------|-------|
| ON CAMPUS | 828 | 293 | 102 | 1,221 | 696 | 174 | 33 | 903 | 2,124 | 14.1 |
| BERKELEY | 970 | 2,093 | 1,556 | 4,619 | 818 | 1,796 | 874 | 3,488 | 8,107 | 53.7 |
| ALBANY, EL CERRITO | 74 | 127 | 432 | 633 | 42 | 112 | 159 | 313 | 946 | 6.3 |
| OAKLAND | 183 | 293 | 352 | 828 | 133 | 238 | 282 | 653 | 1,481 | 9.8 |
| SAN LEANDRO AND SOUTH | 41 | 66 | 55 | 162 | 39 | 59 | 39 | 137 | 299 | 2.0 |
| RICHMOND AND NORTH | 39 | 57 | 56 | 152 | 41 | 50 | 34 | 125 | 277 | 1.8 |
| ORINDA AND EAST | 68 | 138 | 81 | 287 | 40 | 106 | 55 | 201 | 488 | 3.2 |
| SAN FRANCISCO | 86 | 155 | 125 | 366 | 52 | 120 | 138 | 310 | 676 | 4.5 |
| MARIN COUNTY | 18 | 32 | 25 | 75 | 5 | 24 | 31 | 60 | 135 | .9 |
| OTHER | 60 | 105 | 133 | 298 | 46 | 93 | 139 | 278 | 576 | 3.8 |
| TOTAL RESPONDING - | 2,365 | 3,359 | 2,917 | 8,641 | 1,912 | 2,772 | 1,784 | 6,468 | 15,109 | 100.0 |
| NOT RESPONDING - | 126 | 150 | 124 | 400 | 107 | 183 | 114 | 404 | 804 | |

| | | | |
|--|--|--|--|
| U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM ENTITLEMENT PROGRAM HOUSING ASSISTANCE PLAN | | 1. NAME OF COMMUNITY <div style="text-align: center;">City of Berkeley</div> | |
| 3. PERIOD OF APPLICABILITY FROM: October 1982 TO: September 1985 | | 2. GRANT NUMBER <div style="text-align: center;"> B - 8 3 - M C - 0 6 - 0 0 0 8 </div> | |
| 4. DATE OF SUBMISSION 4a. <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision <input type="checkbox"/> Amendment | | 5. <div style="background-color: black; height: 1em; width: 100%;"></div> <div style="text-align: center;">ATTACHMENT III</div> | |

PART I - HOUSING ASSISTANCE NEEDS**TABLE I - HOUSING STOCK CONDITIONS**

| | TENURE TYPE | STANDARD UNITS | | SUBSTANDARD UNITS | | SUBSTANDARD UNITS SUITABLE FOR REHAB | | |
|---|----------------|-------------------|-----------------|-------------------|-----------------|--------------------------------------|--------------|-----------------|
| | | OCCUPIED UNITS | VACANT UNITS | OCCUPIED UNITS | VACANT UNITS | OCCUPIED UNITS | | VACANT UNITS |
| | | | | | | Total | Lower Income | |
| | | A | B | C | D | E | F | G |
| 6 | Owner | 10,384 | 284 | 6,757 | 182 | 6,757 | 4,324 | 146 |
| 7 | Renter | 16,699 | 707 | 10,864 | 457 | 10,864 | 7,822 | 366 |

TABLE II - RENTAL SUBSIDY NEEDS OF LOWER INCOME HOUSEHOLDS

| | | ELDERLY | SMALL FAMILY | LARGE FAMILY | TOTAL |
|----|--------------------|---------|--------------|--------------|--------|
| | | H | I | J | K |
| 8 | Very Low Income | 996 | 7,834 | 204 | 9,034 |
| 9 | Percent | 11 % | 87 % | 2 % | 100% |
| 10 | Other Lower Income | 370 | 3,058 | 95 | 3,523 |
| 11 | ETR | -0- | -0- | -0- | -0- |
| 12 | To be Displaced | -0- | -0- | -0- | -0- |
| 13 | Total | 1,366 | 10,892 | 299 | 12,557 |
| 14 | Percent | 11 % | 87 % | 2 % | 100% |

PART II - THREE YEAR GOAL**TABLE I - UNITS TO BE ASSISTED**

| | | REHABILITATION OF SUBSTANDARD UNITS | NEW CONSTRUCTION | CONVERSION TO STANDARD UNITS | HOME IMPROVEMENTS |
|---|--------|---|---------------------|---------------------------------|----------------------|
| | | L | M | N | O |
| 15 | Owner | 200 | 150 | -0- | 300 |
| 16 | Renter | 1,000 | 222 | -0- | -0- |
| (UNITS EXPECTED TO ASSIST LOWER INCOME HOUSEHOLDS) | | | | | |
| 17 | Owner | 200 | -0- | -0- | 300 |
| 18 | Renter | 1,000 | 222 | -0- | -0- |

TABLE II - LOWER INCOME HOUSEHOLDS TO RECEIVE RENTAL SUBSIDIES

| | | ELDERLY | SMALL FAMILY | LARGE FAMILY | TOTAL |
|----|---------------------------|---------|--------------|--------------|-------|
| | | P | Q | R | S |
| 19 | Households to be Assisted | 160 | 172 | 40 | 372 |
| 20 | Percent | 43% | 46% | 11% | 100% |

TABLE III - GOALS FOR HUD RESOURCES: SUBJECT TO LOCAL REVIEW AND COMMENT

| | | ELDERLY | SMALL FAMILY | LARGE FAMILY | TOTAL |
|----|---------------------------|---------|--------------|--------------|-------|
| | | T | U | V | W |
| 21 | Households to be Assisted | 160 | 172 | 40 | 372 |

HOUSING TYPE PREFERENCE (Maximum Number of Units that will be Accepted)

| 22 | NEW | REHAB | EXISTING |
|----|-----|-------|----------|
| - | 222 | 50 | 150 |

23 ☐ Check this box if the applicant wishes to review State Housing Agency proposals within its jurisdiction.

PART III - GENERAL LOCATIONS

| | | |
|----|--|-----|
| 24 | Attach map identifying the general locations of proposed assisted housing. | E-1 |
|----|--|-----|

PART I/TABLE III

LOWER INCOME MINORITY HOUSEHOLDS
IN SUBSTANDARD HOUSING, BY TENURE TYPE*
(CITY OF BERKELEY, 1980)

| | <u>Tenure</u> | <u>Sub. Tot.</u> | <u>Total</u> |
|--|---------------|------------------|--------------|
| Black | Owner | 908 | 2,316 |
| | Renter | 1,408 | |
| American Ind. Eskimo/Aleut. | Owner | 13 | 36 |
| | Renter | 23 | |
| Asian and Pacific Is. | Owner | 346 | 972 |
| | Renter | 626 | |
| Hispanic | Owner | 130 | 521 |
| | Renter | 391 | |
| TOTAL L.I. Minority H.H. in Substd. Housing | Owner | 1,397 | 3,845 |
| | Renter | 2,448 | |

* Refer to Line 6E (Owner) and 7E (Renter) of Part I, Table I -
Housing Stock Conditions

PART I/TABLE IV

LOWER INCOME MINORITY HOUSEHOLDS REQUIRING RENTAL SUBSIDIES, BY
HOUSEHOLD TYPE. (CITY OF BERKELEY, 1980)

| | <u>Elderly</u> | <u>Small Family</u> | <u>Large Family</u> | <u>Total</u> |
|---------------------------------|----------------|-------------------------|-------------------------|----------------|
| Black | 663 | 3,870 | 57 | 4,590 |
| American Ind./ Eskimo/Aleut. | 4 | 71 | 1 | 76 |
| Asian and Pacific Is. | 158 | 1,993 | 26 | 2,177 |
| Hispanic | <u>61</u> | <u>1,107</u> | <u>6</u> | <u>1,174</u> |
| TOTAL | 886 ===== | 7,041 ===== | 90 ===== | 8,017 ===== |

PART I/TABLE V

SPECIAL HOUSING NEEDS OF HANDICAPPED. (CITY OF BERKELEY, 1980)

| | <u>Single</u> | <u>Small Family</u> | <u>Large Family</u> | <u>Total</u> |
|-------------------------------------|----------------|-------------------------|-------------------------|----------------|
| Handicapped (all age categories) | 1,267 ===== | 1,742 ===== | 158 ===== | 3,167 ===== |

PART I/TABLE VI

SPECIAL HOUSING NEEDS OF SINGLE HEAD OF HOUSEHOLDS WITH DEPENDENT CHILDREN
(CITY OF BERKELEY, 1980)

| | <u>Total Families With Children Under 18</u> | | <u>Single Parent Families With Children Under 18</u> | | <u>Female Parent Only</u> | | <u>Male Parent Only</u> | |
|-----------------------------------|--|------|--|------|-----------------------------------|------|---------------------------------|------|
| | # | % | # | % | # | % | # | % |
| Total | 8,896 | 100% | 3,584 | 100% | 3,072 | 100% | 512 | 100% |
| White | 5,330 | 60% | 1,803 | 50% | 1,465 | 48% | 338 | 66% |
| Black | 2,504 | 28% | 1,547 | 43% | 1,401 | 46% | 146 | 29% |
| American Indian, Eskimo, Aleut | 84 | 1% | 50 | 1% | 50 | 2% | 0 | - |
| Asian and Pacific Islander | 691 | 8% | 110 | 3% | 90 | 3% | 20 | 4% |
| Other | 287 | 3% | 74 | 2% | 66 | 2% | 8 | 2% |
| Spanish Origin, any race | 445 | 5% | 148 | 4% | 132 | 4% | 16 | 3% |

Narrative Section for the Three Year Goal:

In the narrative supplement to the Three Year Goal, the following information will be required.

1. Identify the number of standard residential units in the community by tenure type to be demolished as a result of direct Federal, State, or local actions.

Using subparagraph (e)(3)(v) of the regulations as a guide, list the specific actions the community will take to implement its Three Year Goal. Wherever possible and appropriate, include a specific timetable. Actions which the community might be expected to take to implement its goals in a timely manner depending on its local needs, include but are not limited to the following:

- A. acquisition of sites and provision of site improvements for the development of assisted housing;
- B. adoption or modification of local ordinances and land use measures to facilitate the development of assisted housing;
- C. issuance of appropriate zoning changes, building permits, utility connections and similar administrative requirements;
- D. formation of a local housing authority or execution of an agreement with a housing authority having powers to provide assisted housing within the jurisdiction of the community;
- E. promotional and assistance activities to encourage developers to initiate assisted housing or to allocate a portion of their planned unsubsidized developments for assisted housing, and to encourage owners to make units available for rehabilitation and/or existing housing programs; and
- F. measures to reduce the cost of housing development, such as tax abatement, waiver of fees and other administrative costs.

Narrative Section on Housing Assistance Needs

The following information, supplementing that which is included in the forms, is required to be submitted along with the completed forms in order to constitute an acceptable HAP.

- 1. Identify the local definitions of Substandard and Substandard Suitable for Rehabilitation as outlined in §570.306(e)(1) of the regulations. (See Appendix B)
- 2. Identify the number of lower income households expected to reside by component parts (planned employment, current employment, and elderly) as outlined in Appendix A.
- 3. Identify the community's assessment of the expected impact of conversion of rental housing to condominium or cooperative ownership.
- 4. Estimate the number of total Lower Income Minority households in Substandard housing by tenure type; and the number of households in each minority household category (see General Definitions on page 2) in such housing by tenure type. In addition, estimate the number of total Lower Income Minority households requiring rental subsidies by household type as well as those expected to be displaced, and provide these same estimates for each separate minority household category.
- 5. Identify the Special Housing Needs of handicapped persons in the community. Include separate estimates using generally available information of the number of handicapped single individuals as well as those handicapped persons who are members of Small or Large Families.
- 6. Identify any Special Housing Needs of households headed by Single Individuals with dependent children.
- 7. Identify any other Special Housing Needs of particular groups of lower income households in the community.

Narrative Section on the Annual Goal:

In a narrative supplement to the Annual Goal, the community shall identify the specific actions which it will take to meet its Annual Goal, as well as the provisions it will make to assure that a

NARRATIVE SECTION FOR THE THREE YEAR GOALS

1. Due to strict local demolition procedures and commitment to preserve the housing stock, there are no standard residential units in the community proposed to be demolished as a result of direct Federal, State, or local actions.

Specifications to Implement the Three Year Goals

- A. All necessary sites for the development of assisted housing in Berkeley have been acquired or are available for use in developing publicly-assisted housing. Specific sites include the West Berkeley Redevelopment Project (WBRP), the Santa Fe Right-of-Way and a portion of the School for the Deaf and Blind.
- B. The Zoning Ordinance has been modified in connection with WBRA Plan to allow the development of residential uses in the SI (Limited) Industrial District, under new Redevelopment Plan Land Use Zones "A-1" and "E." The other major sites also conform to the Master Plan's Land Use Element as well as to existing zoning and will therefore facilitate the development of assisted housing.
- C. As indicated in "B" above, necessary zone changes have been effected and are in place. Building and Use permits have been issued for the WBRP but not yet for the two other projects since they are still in the pre-development phase.
- D. The City of Berkeley has a local Housing Authority with power to provide assisted housing within the City. The BHA will be accepting 150 additional Section 8 Existing units during the 1982-83 period.
- E. The City of Berkeley has been on record since 1973, with passage of the Neighborhood Preservation Ordinance, of promoting residential developments which allocate a portion of their planned unsubsidized developments for low income households. The city has also actively participated with property owners to make units available for rehabilitation and existing housing programs.
- F. The City of Berkeley is presently reviewing the existing fee schedules for processing building permits. Conclusions are expected by Spring 1983, providing a variety of remedial measures to facilitate the processing of permits which can lead to reducing housing development costs. It is not anticipated that direct fee waivers will be recommended across the board. However, as in the past, and with City Council approval, such waivers may well be provided for select, high priority development projects.

2. Expected To Reside

The number of additional lower income households expected to reside in the City of Berkeley has not changed from that figure shown on the previous Housing Assistance Plan. Conversations with H.U.D. representatives indicate that a zero (0) E.T.R. is still applicable.

3. Conversion To Rental Housing

The impact of conversions of rental housing to condominiums or cooperative ownership is anticipated to be minimal. A City Council ordinance in 1979 severely limited condominium conversions due to the city's low vacancy rate (approximately 2%). Exempt units are single family dwellings and duplexes

that are owner-occupied. If the experience since 1980 is any gauge, potential condominium conversions for the next three years will average a total of three units per year; cooperative conversions will average a total of two units per year.

4. Lower Income Minority Households in Substandard Housing

See attached Part/Table III for estimated number of total number of lower income minority households in substandard housing by tenure type; number of households in each minority household category, by tenure type. Part I/IV indicates the estimated number of total lower income minority households requiring rental subsidies by household type.

5. Special Housing Needs of Handicapped Persons

The City of Berkeley has long been aware of the special housing needs of handicapped persons in the community. Estimates indicate that approximately 3% (3,100) of Berkeley's population is permanently disabled (see Part I/Table V). Temporary and long-term disabilities due to accidents or serious illness increases the total number by an additional 1,500 to 2,000 persons. The city is fully committed to implementing both federal and state mandated access laws. In addition, several local C.D.B.G. projects focus their benefits on assisting disabled residents, specifically the Seniors and Physically Disabled Housing Rehabilitation Project, the Housing Technical Services administered by the Center For Independent Living (CIL) whose scope of services focuses on obtaining housing for the physically disabled, the CIL Access Project which provides funds to build ramps to make units accessible to disabled tenants, and the City's 504 Access Project which is aimed at retrofitting public facilities.

6. Special Housing Needs of Single Individuals

Serving the special housing needs of households headed by single individuals, particularly females with children, is of continuing concern to the city, as reflected in the number of projects serving this group. The 1980 census indicates that Berkeley has a total of 3,072 female-headed households with dependent children. One-third of female-headed families living with children under 18 years of age are below poverty level. In the C.D.B.G. Municipal Loan Program's housing rehabilitation projects, an average of one-third of the total number of beneficiaries are female-headed households. See Part I Table VI for additional details.

7. Special Housing Needs of Particular Groups

The special housing needs of Berkeley's transient and mentally-disabled population has also benefitted from the Community Development Block Grant Program. Three recent projects include the Amherst Hotel Renovation Project which helped rehabilitate a downtown hotel catering to very low income individuals; the Emergency Shelter Renovation Project, sponsored by Berkeley Support Services, helped renovate their emergency shelter in West Berkeley to add additional beds; the Supported Independent Living Project, sponsored by Bonita House, Inc., used C.D.B.G. funds to purchase and rehabilitate a seven-bedroom house for use by seven low-income, mentally-disabled adults; and Project SAVE used C.D.B.G. funds to rehabilitate a City-owned residential structure which was then leased to the Project for providing a group home for the developmentally-disabled.

NARRATIVE SECTION HOUSING ASSISTANCE NEEDS

1. Definitions of Standard, Substandard, and Substandard Suitable for Rehabilitation

The Housing Assistance Plan, which is prepared as part of the City's Community Development Block Grant program, provides a good estimate of the housing rehabilitation needs in the community. To determine the number of units that are considered standard, substandard, and substandard but suitable for rehabilitation, various information sources were used including the 1980 U.S. Census report (STF-1A/3A) and the 1979-82 Housing Assistance Plan (HAP). First, the 1979-82 HAP figures were updated by subtracting the total number of substandard units (16,835) in the HAP from the total housing stock (46,334) for a figure of 29,499 standard units. Then the number of substandard units was reviewed for the 3 year HAP period and the net increase in substandard units calculated. It was assumed that standard housing units, if not maintained, would over a 20 year period develop code violations whose cost to repair would exceed certain rehabilitation cost estimates.

Therefore, every year the City's standard housing stock is deteriorating at the rate of 1,475 units ($29,499 \div 20$). Since some units are brought up to code during the course of the year, it is necessary to estimate this number and subtract it from the units that deteriorate every year. According to City records, an average of 2,500 building permits are filed every year. Of these, approximately 40% (1,000 permits) are issued for repairs involving the elimination of code-related violations and bringing units up to code. Therefore, the net annual increase in substandard units is 475 units ($1,475 - 1,000$). So that by the end of the 3 year period covered by the HAP, an additional 1,425 units (475×3) will become substandard for a total of 18,260 units suitable for rehabilitation. Because of limited resources, an increasing number of standard units gradually deteriorate despite a history of City programs for maintaining and upgrading the housing stock.

Since the 1980 Census shows a total of 1,630 vacant units, staff allocated the balance of the "Other" vacant units between the standard/substandard categories. Based on field surveys, it was estimated that 20% of the substandard vacant units were not suitable for rehabilitation, primarily boarded-up vacant structures.

The City recognizes that HUD's review will, among other things, examine "that the goals relating to households to be assisted are proportional to need by household type." The HAP does show a disproportionate amount of assisted housing directed toward the elderly. This is due to the large proposed Section 202 senior housing project to be built on the School for the Deaf and Blind site. Should these 160 units be subtracted from the total number of lower income households to receive rental subsidies, the percentages would be as follows:

| Elderly | Small Family | Large Family | Total Units |
|---------|-----------------|-----------------|----------------|
| -0- | 172 | 40 | 212 |
| 0% | 81% | 19% | 100% |

Despite the City's commitment to assist families based on need, the 160 unit senior allocation skews the benefits to recipients so dramatically no reasonable amount of additional funds could hope to correct it. Although the specific number of households by family size to occupy the West Berkeley Redevelopment Area has not yet been determined, the project will primarily assist small and large families.

City of Berkeley



City Manager's Office
Martin Luther King, Jr.
Civic Center Building
2180 Milvia Street
Berkeley, California 94704

(415) 644-6580
TTY (415) 644-6915

M E M O R A N D U M

Date: September 17, 1984

To: Honorable Mayor and
Members of the City Council

From: Daniel Boggan, Jr., City Manager

Subject: DRAFT REVISED HOUSING ELEMENT

Background

On July 17, I provided you with a schedule for preparation, review and action on a revised Housing Element of the Master Plan by the deadline of January 1, 1985 imposed by the State Legislature.

Status

Since then the following actions have been completed in accordance with that schedule:

1. The Planning Commission and Housing Advisory and Appeals Board set public hearings on the draft revised Housing Element. These hearings will be held October 3rd and 4th. A copy of the hearing notice is attached.
2. The City Council on September 4, 1984 scheduled a workshop on the draft revised Housing Element and draft Housing Strategy for Tuesday, October 23, 1984.
3. Staff prepared and is today distributing copies of the revised draft Housing Element for public review prior to the hearings and workshop. Your copy is attached.

In addition to the City Council, copies of this draft revised Housing Element have been sent to members of affected Commissions and the Main and Branch Libraries. Copies will also be available at the Planning Division of the Planning and Community Development Department for review, loan, or purchase.

Draft Revised Housing Element
September 17, 1984

Following the City Council workshop, a revised draft reflecting this initial public review will be prepared. Formal adoption hearings before the Planning Commission and City Council will be scheduled for late November and December.

Please share with us your comments and suggestions on this draft and revision process.

Approved by:



Vicki Elmer, Assistant City Manager
Planning and Community Development

Attachments

cc: City Clerk
City Auditor
Departmental Agenda Coordinator
Planning Commission
Housing Advisory and Appeals Board
Energy Commission
Landmark Preservation
Rent Board
Board of Adjustments

PUBLIC HEARINGS

On Revision Of The Housing Element Of The Berkeley Master Plan

PLANNING COMMISSION
Wednesday, October 3
7:30 p.m.
2180 Milvia Street
Employees Lunchroom

HOUSING ADVISORY AND APPEALS BOARD
Thursday, October 4
7:30 p.m.
2180 Milvia Street
Employees Lunchroom

BACKGROUND

The City of Berkeley adopted its first Housing Element in 1977. The policies and programs in this Element have guided Berkeley in its efforts to expand the supply of affordable housing, to maintain its existing supply, to promote appropriate new housing, to meet special needs of the population, to eliminate discrimination and to increase neighborhood and community participation in housing decisions.

Circumstances and needs change over time. The draft revised Housing Element which is the subject of this hearing reflects such changes as reduced vacancy rates, rent control, high mortgage interest rates, reduced federal support for housing, demands created by regional growth and innovative approaches to housing problems that have emerged since 1977.

State legislation requires that Berkeley complete its first Housing Element revision by December 31, 1984. The first step toward this objective is to solicit public comment on the draft revision at public hearings before the Planning Commission and the Housing Advisory and Appeals Board, the bodies responsible for housing planning and programs. Following these hearings, a workshop will be held on the draft revision by the City Council on October 23.

Based upon the conclusions of these hearings and the Council Workshop, a final draft Housing Element revision will be issued in early November. This draft will be the subject of formal adoption hearings before the Planning Commission (with participation from the Housing Advisory and Appeals Board) and the City Council.

Copies of the draft may be reviewed at the Main and Branch Libraries and may be purchased (\$5.00) or borrowed from the Planning Division of the Planning and Community Development Department, 2nd Floor, 2180 Milvia Street.

The goals, policies and program contained in this revision will guide housing activities in Berkeley over the next five years. Your early comments and suggestions are essential to its success. Please plan to attend or submit your comments in writing.

FOR FURTHER INFORMATION CALL: Mary Reynolds, Senior Planner, Planning Division
at (415) 644-6534.

TO MAKE WRITTEN COMMENTS, MAIL LETTERS TO: Planning Division
Planning & Community Development Dept.
2180 Milvia Street
Berkeley, CA 94704



Criteria for Standard/Substandard/Suitable for Rehabilitation

o Single-family Structure

- standard if estimated repairs are less than \$5,000* (suitable for minor rehab or maintenance work).
- substandard but suitable for rehabilitation if the estimated repairs are \$5,000 - \$50,000.
- substandard and not suitable for rehabilitation if the estimated repairs are \$50,000 or more.

o 2 and 3-unit Structure

- standard if estimated repairs are less than \$10,000* (suitable for minor rehab or maintenance work).
- substandard but suitable for rehabilitation if estimated repairs are \$10,000 - \$125,000.
- substandard and not suitable for rehabilitation if estimated repairs are \$125,000 or more.

o 4 or more unit Structure

- standard if the market value per unit is over \$40,000* (suitable for minor rehab or maintenance work).
- substandard but suitable for rehabilitation if the market value per unit is between \$15,000 and \$40,000.
- substandard and not suitable for rehabilitation if the market value per unit is less than \$15,000.

* Standard structures meet the HUD Section 8 Minimum Housing Quality Standards.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM
ENTITLEMENT PROGRAM

HOUSING ASSISTANCE PLAN

1. NAME OF COMMUNITY

City of Berkeley

2. GRANT NUMBER

B - 8 3 - M C - 0 6 - 0 0 0 8

3. PERIOD OF APPLICABILITY

FROM: 10/1/82 TO: 9/30/83

4.

☒ Original ☐ Revision ☐ Amendment

5. INCREMENTAL YEAR OF SUBMISSION

☒ 1 ☐ 2 ☐ 3

6.

HUD APPROVAL

(Signature of Authorized Official)

(Date)

7. INCORPORATION OF HAP, PARTS I - III, BY REFERENCE. Parts I, II and III of the HAP approved

are incorporated by reference and are not contained in this (second) (third) year submission. (Latest amendment date of the HAP, Parts I - III, if any:)

PART IV - ANNUAL HOUSING ASSISTANCE GOALS

| PROGRAM OR PROJECT <i>List HUD Assisted Rental Housing Programs first, then other Renter Programs and Owner Programs Separately.</i> | HUD | UNITS TO BE ASSISTED | | LOWER INCOME HOUSEHOLDS TO BE ASSISTED | | | |
|---|-----|----------------------|--------------|--|--------------|--------------|-------|
| | | NUMBER OF UNITS | HOUSING TYPE | ELDERLY | SMALL FAMILY | LARGE FAMILY | TOTAL |
| A | B | C | D | E | F | G | H |
| 1. <u>HUD ASSISTED RENTAL HOUSING PROGRAM</u> (Sec. 202/Sec. 8) o School for the Deaf and Blind | | 160 | New | 160 | - | - | 160 |
| 2. <u>RENTER PROGRAMS</u> o Emergency Repair | | 10 | Rehab | 2 | 7 | 1 | 10 |
| o Seniors & Physically Disabled | | 15 | " | 11 | 4 | - | 15 |
| o Section 312 | | 10 | " | 1 | 8 | 1 | 10 |
| o State Deferred Rehabilitation Program | | 5 | " | 4 | 1 | - | 5 |
| o Residential Rental Inspection Program | | 300 | " | 30 | 260 | 10 | 300 |
| o Project Share (Matching Program) | | - | - | 16 | - | - | 16 |
| o Berkeley Support Services | | 9 | Rehab | - | 9 | - | 9 |
| o Amherst Hotel | | 30 | " | - | 30 | - | 30 |
| 3. <u>OWNER PROGRAMS</u> o Emergency Repair | | 25 | Rehab | 3 | - | - | 25 |
| o Seniors and Physically Disabled | | 25 | " | 20 | - | - | 25 |
| o Section 312 | | 20 | " | 2 | 16 | 2 | 20 |
| o State Deferred Rehabilitation Program | | 10 | " | 6 | 4 | - | 10 |

NARRATIVE SECTION OF THE ANNUAL GOAL

Part IV outlines the City of Berkeley's efforts between October 1, 1982 and September 30, 1983 to meet the stipulated three-year Housing Assistance Plan goals. There are three main goal headings:

1. Hud Assisted Rental Housing Programs -- This section lists the project sponsored by Cooperative Services, Inc. (CSI) a Detroit-based nonprofit cooperative organization. CSI is planning to construct a 160 unit elderly housing project on the southeast corner of the Dwight-Derby site (the School for the Deaf and Blind). Financing for the project will come from HUD under its Section 202 loan program. In addition, it will receive rental subsidies under the HUD Section 8 program.

The housing will be available to very low income elderly and handicapped persons. The funding commitment for this project is expected during the first HAP year. Construction of the elderly housing will not begin until the spring of 1984. Completion and rent-up is not expected until 1985.

2. Renter Programs -- This section of the annual goal consists of a total of eight (8), primarily rehabilitation, projects. Project Share is a CDBG project that matches senior citizens looking to share their homes on a one-to-one basis with other seniors in need of housing. The remaining projects run the gamut of rehabilitation assistance. A detailed description of the projects is presented in the main body of the Final Statement of Objectives.

The total number of units occupied by renters proposed to be rehabilitated during the HAP year is 500 plus 9 beds to be added by the city's emergency shelter. In addition, 16 low income seniors will be assisted in finding housing through Project Share. The largest number of CDBG assisted units represents 73% of the total number to be done by the Residential Rental Inspection Program and HUD has agreed can be counted toward meeting the HAP goals.


3. Owner Programs -- The four housing rehabilitation projects funded by CDBG, Section 312 and State Deferred Loan funds are for assisting owner occupied dwellings. They are the same projects referred to in the Renter Programs section. The number of units proposed to be assisted total 80 with all owners meeting the low income resident criteria.

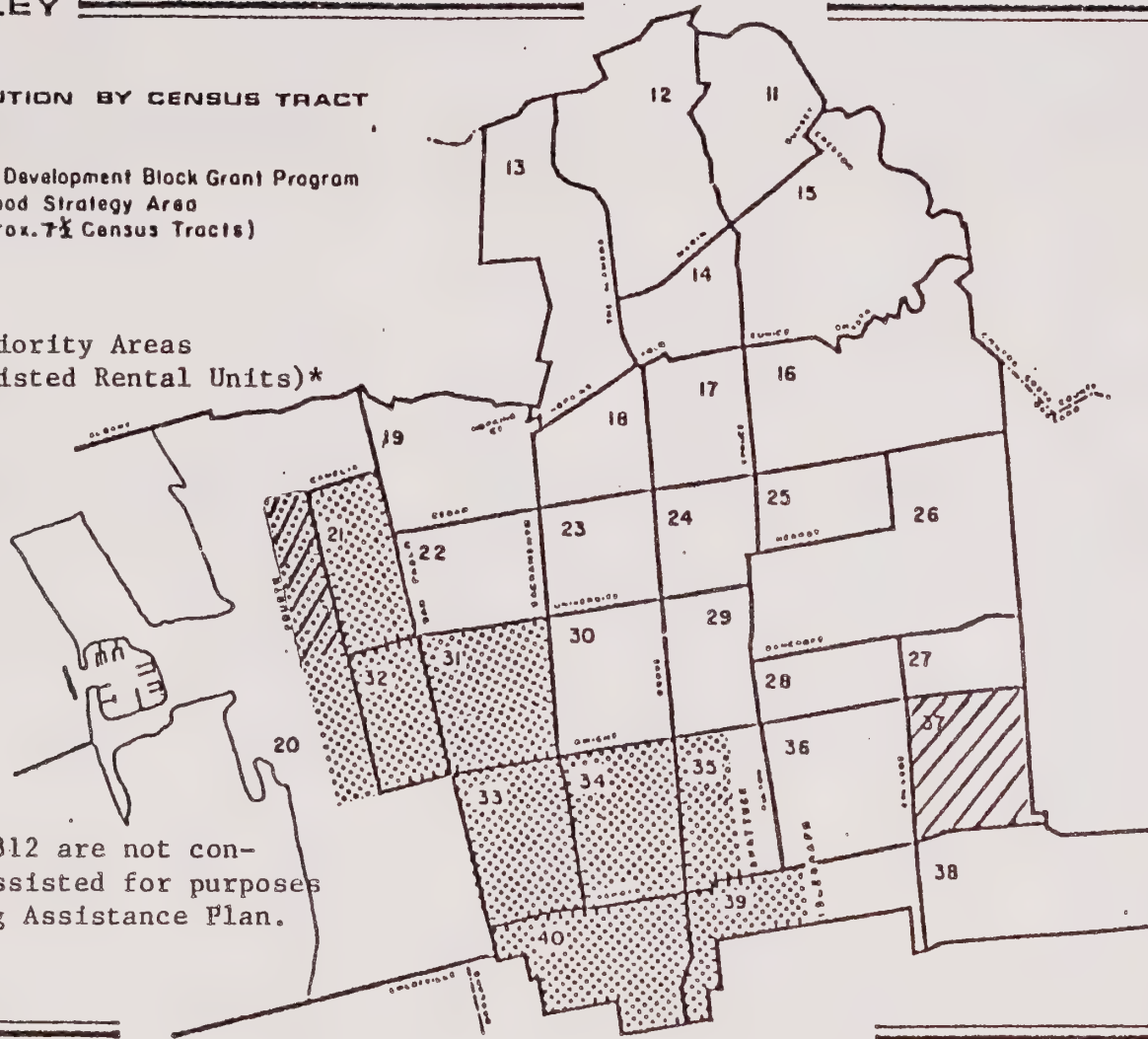
HOUSING ASSISTANCE PLAN

BERKELEY

% DISTRIBUTION BY CENSUS TRACT

 Community Development Block Grant Program
Neighborhood Strategy Area
(Approx. 7½ Census Tracts)

 High Priority Areas
(HUD Assisted Rental Units)*



* CDBG and Sec.312 are not considered HUD assisted for purposes of the Housing Assistance Plan.

PUBLIC HEARINGS

On Revision Of The Housing Element Of The Berkeley Master Plan

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7:30 p.m.
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Circumstances and needs change over time. The draft revised Housing Element which is the subject of this hearing reflects such changes as reduced vacancy rates, rent control, high mortgage interest rates, reduced federal support for housing, demands created by regional growth and innovative approaches to housing problems that have emerged since 1977.

State legislation requires that Berkeley complete its first Housing Element revision by December 31, 1984. The first step toward this objective is to solicit public comment on the draft revision at public hearings before the Planning Commission and the Housing Advisory and Appeals Board, the bodies responsible for housing planning and programs. Following these hearings, a workshop will be held on the draft revision by the City Council on October 23.

Based upon the conclusions of these hearings and the Council Workshop, a final draft Housing Element revision will be issued in early November. This draft will be the subject of formal adoption hearings before the Planning Commission (with participation from the Housing Advisory and Appeals Board) and the City Council.

Copies of the draft may be reviewed at the Main and Branch Libraries and may be purchased (\$5.00) or borrowed from the Planning Division of the Planning and Community Development Department, 2nd Floor, 2180 Milvia Street.

The goals, policies and program contained in this revision will guide housing activities in Berkeley over the next five years. Your early comments and suggestions are essential to its success. Please plan to attend or submit your comments in writing.

FOR FURTHER INFORMATION CALL: Mary Reynolds, Senior Planner, Planning Division
at (415) 644-6534.

TO MAKE WRITTEN COMMENTS, MAIL LETTERS TO: Planning Division
Planning & Community Development Dept.
2180 Milvia Street
Berkeley, CA 94704



CITY OF BERKELEY
PLANNING & COMMUNITY DEVELOPMENT
Civic Center Building
2180 Miivia Street, 2nd Floor
Berkeley, CA 94704



North Gate Assn
K. De Vries
1779 Le Roy Ave
Berkeley, CA 94709



RECEIVED

FEB 22 1984

U.S. Department of Housing and Urban Development
San Francisco Regional Office, Region IX
450 Golden Gate Avenue
P.O. Box 36003
San Francisco, California 94102

17 FEB 1984

CITY MANAGER'S OFFICE

Mr. Daniel Boggan
City Manager
City of Berkeley
2180 Milva Street
Berkeley, CA 94704

Dear Mr. Boggan:

SUBJECT: Approval of Second Year Increment
Housing Assistance Plan
Community Development Block Grant Program
No. B-84-MC-06-0008
City of Berkeley, California

We are pleased to advise you that the revised Second Annual Increment of Berkeley's Housing Assistance Plan, covering the period from October 1, 1983 through September 30, 1984, has been approved by HUD. A signed copy of the approved Part IV is enclosed for your records.

We look forward to working with Berkeley in the implementation of new opportunities for meeting lower income housing needs, given curtailed Federal resources for such purposes.

Sincerely,

Ronald F. Halpern
Director, Office of Community
Planning & Development, 9C

Enclosure

cc:
Ms. Vickie Elmer
Assistant City Manager
Community Development

HOUSING ASSISTANCE PLAN

2. GRANT NUMBER

B - 8 4 - M C - 0 6 - 0 0 0 8

PERIOD OF APPLICABILITY

FROM: 10/01/83 TO: 09/30/84

4.

☒ Original ☐ Revision ☐ Amendment

5. INCREMENTAL YEAR OF SUBMISSION.

☐ 1 ☒ 2 ☐ 3

6.

HUD APPROVAL

[Signature] 17 FEB 1984
(Signature of Authorized Official) (Date)

INCORPORATION OF HAP, PARTS I - III, BY REFERENCE. Parts I, II and III of the HAP approved JUNE 1983

are incorporated by reference and are not contained in this (second) ~~first~~ year submission. (Latest amendment date of the HAP, Parts I - III, if any:)

PART IV - ANNUAL HOUSING ASSISTANCE GOALS

| PROGRAM OR PROJECT <i>List HUD Assisted Rental Housing Programs first, then other Renter Programs and Owner Programs Separately.</i> | HUD | UNITS TO BE ASSISTED | | LOWER INCOME HOUSEHOLDS TO BE ASSISTED | | | |
|---|-----|----------------------|--------------|--|--------------|--------------|-------|
| | | NUMBER OF UNITS | HOUSING TYPE | ELDERLY | SMALL FAMILY | LARGE FAMILY | TOTAL |
| A | B | C | D | E | F | G | H |
| 1. HUD ASSISTED RENTAL HOUSING PROGRAM (Section 8 Existing) | | | | | | | |
| o Berkeley Housing Authority Section 8 Existing Program | | 75 | Existing | 8 | 41 | 26 | 75 |
| 2. RENTER PROGRAMS | | | | | | | |
| o Emergency Repair | | 18 | Rehab. | 2 | 14 | 2 | 18 |
| o Seniors & Physically Disabled | | 10 | Rehab. | 8 | 2 | - | 10 |
| o Residential Rental Inspection Program | | 365 | Rehab. | 30 | 328 | 7 | 300 |
| o Project Share (Matching Program) | | - | - | 32 | - | - | 32 |
| o Berkeley Support Services | | 9 | Rehab. | - | 9 | - | 9 |
| 3. OWNER PROGRAMS | | | | | | | |
| o Emergency Repair | | 32 | Rehab. | 5 | 25 | 2 | 32 |
| o Seniors and Physically Disabled | | 20 | Rehab. | 14 | 6 | - | 20 |

U.C. BERKELEY LIBRARIES



C124903328

